

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 21, 2023
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 21, 2023, at 10:00 a.m. at the Edisto Lions Club, 2907 Myrtle Street, Edisto Beach, SC.

Board members present:

Ted Luckadoo – President

Mike Atchley– Vice President

Rick Moore – Treasurer

Bert Koon

Paul Oakley

Jason Sheffield

Representing SW Community:

Steve Wagner

Horace Kinsey

Deborah Hargis

Ida Tipton

Call to Order

Ted Luckadoo called the meeting to order at 10:00 am. Deborah Hargis verified a quorum was duly established with members present in person or by proxy.

Mr. Luckadoo introduced the Board members of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Approval of Minutes

Janet Oakley made a motion that the minutes of the January 2022 annual meeting be approved. The motion was seconded by Ann Atchley and was approved.

Election of Directors

Introduction of Board Candidates

Bert Koon and Ted Luckadoo are running for re-election to the Board. Cheryl Moran is running for the third vacancy. There being no nominations from the floor, Julie Koon made a motion to close the nominations. The motion was seconded by Diane Dooley and was approved.

Roads/Signs

Paul Oakley reported that the all road projects have been completed. Mr. Oakley will pass on the reflectors to the Board member who is in charge of the road projects. A resurfacing project is on the horizon for 2028/2030 since it was last done in 2013.

Security

Mike Atchley reported that 2022 had been pretty much uneventful with relatively few police calls. Ocean Ridge switched security companies in 2021. The new cameras have allowed us to identify owners/visitors who have damaged the gates allowing Ocean Ridge to collect the repair costs from the individuals.

Beautification

Rick Moore notified those in attendance that the Summerwind gate beautification project has been put on hold. The Town has not been able to install a water meter due to shortage of materials.

Communications

Deborah Hargis reported for Iddy Andrews. We now have 694 email addresses in Mail Chimp and 920 Facebook followers, with the Facebook numbers being significantly higher than last year. For the year we had an average of 553 views per month on our website.

Annual Social

Deborah announced that we will attempt again this year to hold the annual social. It is scheduled for April 1st, 2023 at the Lions Club. More information will be available soon.

ARB

Bert Koon reminded the owners to obtain approval from the ARB prior to making any change to the exterior of your home or property. The ARB meets on the 4th Thursday of the month, and requests need to be sent to the management office by the 3rd Thursday of the month.

Finance

Rick Moore reviewed the year-end financials and reported most of the 2022 expenditures were in line with the budget, but total expenses were less than anticipated.

Election Results

Ida Tipton announced the election results. Bert Koon, Ted Luckadoo and Cheryl Moran were elected to three-year terms on the Board.

Public Comments

See attachment for comments.

Adjournment

Rick Moore moved to adjourn the meeting, seconded by Bert Koon and unanimously approved.

Acknowledged by:

Association President

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PUBLIC COMMENTS

Larry Dooley
778 Summerwind

Mr. Dooley asked why the Summerwind gate tended to malfunction so often. The Board will look into having the gate cleaned and readjusted to cut down on the number of times it did not work correctly.

Roland Alston
10 Gun Bluff

Mr. Alston expressed concern over the Jenkins Street gate and the speed bump recently installed exiting at that gate. He recommended changing time on the automatic arm so that boat trailers can safely exit without the arm coming down on the trailer. He also asked what the outcome was after examination of the outfall and pipe under Docksite Road at the Yacht Club. Mr. Luckadoo told those in attendance that Ocean Ridge is working with SCDOT to determine who owns the pipe and what the damage is.

Mary Dirr
47 Battery Park

Mrs. Dirr relayed her concern over the speed bump at the Jenkins Street exit. She noted that golf carts were having problems with the speed bump and that the speed bump in Club Cottage is lower and does not cause the issues that the Jenkins Street speed bump causes. Mrs. Dirr is concerned about the bike riders that exit at Jenkins Street and suggested taking a piece out of the speed bump. She also suggested directing foot traffic to the Eddings Street break to lessen the amount of traffic at the Jenkins Street gate.

Virginia Stephenson
544 Oristo Ridge

Ms. Stephenson read a statement outlining the dangers of blue light/LED.

Ted Luckadoo dismissed those in attendance so the Board meeting could reconvene.

Acknowledged by:

Association President