

**OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING**  
Saturday, January 18, 2025  
**MINUTES**

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 18, 2025, at 9:00 a.m. at the Edisto Lions Club, 2907 Myrtle Street, Edisto Beach, SC.

Board members present:

Ted Luckadoo – President  
Bert Koon – Vice President  
Rick Moore – Treasurer  
Iddy Andrews

Brady Long  
Cheryl Moran  
Jason Sheffield

Representing SW Community:

Steve Wagner  
Horace Kinsey  
Anne Bacon

Call to Order

President Ted Luckadoo called the meeting to order at 9:00 am. Horace Kinsey verified a quorum was duly established with members present in person or by proxy and that notification of the membership was made. Mr. Luckadoo introduced the Board members of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Election of Directors

Introduction of Candidates

President Luckadoo reminded those in attendance that Rick Moore and Iddy Andrews were the members running for reelection to the Board. There were no nominations made from the floor. Mike Atchley moved that the nominations be closed, seconded by John Case and unanimously approved.

Approval of Minutes

Tom Speed made a motion that the January 20, 2024, annual meeting minutes be approved. The motion was seconded by John Case and approved.

Presidents Report – Ted Luckadoo

President Luckadoo opened his remarks by reporting that the Dock Site Road outfall project had been completed and had functioned as anticipated during the heavy rains and storms that occurred last summer and fall. The Rice Lane and Driftwood areas had experienced fewer drainage issues and much faster drainage from the storms. He reminded those in attendance that the Board meets monthly for planning sessions and quarterly for board meetings. The Board always makes decisions based on what they believe is best for the community as a whole

### Roads/Signs

Jason Sheffield reported that the roads are still in good shape but that it will only be a few more years before the next cycle of repaving will begin. The reflectors have been replaced on curves and road signs have been installed where needed. Our landscape crew will trim back vegetation along Oristo Ridge, Rice lane and other areas where needed to promote safety.

### Security

Cheryl Moran reported that 2024 was relatively calm with 113 incidents being reported by the police with the majority being very minor. The Edisto Beach Police Department averaged 27.26 hours per week of patrolling within Ocean Ridge. Updates were recently completed on the security building to include painting and new floors along with updated equipment. Wyndham recently installed a bathroom with external access for use by security personnel.

### Beautification

Brady Long reported that the Summerwind gate beautification project had been completed along with the replanting of the Hutto Hill area. The lighting at the Jenkins entrance was improved with 34 low voltage lights replacing 8 old type spotlights. These not only improve the look of the area but use only 10% as much electrical power. A similar lighting project is planned for the Summerwind entrance. The edges of the lagoons have been trimmed, and pine straw will soon be put out in the normal areas. A list of stumps needing to be removed will soon be made.

### Communications

Iddy Andrews reported that the newsletter for Ocean Ridge is published quarterly and can be found on the website, [www.oceanridgempoa.com](http://www.oceanridgempoa.com). Facebook is still the quickest way to get information about Ocean Ridge. The Ocean Ridge spring social will be held April 12<sup>th</sup> and information will be forthcoming.

### ARB

Bert Koon, Architectural Review Board chairman, announced that the ARB was recently expanded to include seven members. He reminded everyone that the purpose of the ARB is to maintain the look of the community. It meets on the 4<sup>th</sup> Thursday of the month. All modifications to the exterior of one's home must be approved by the ARB. This includes painting, roofing and landscaping changes. ARB forms can be found on the website.

### Finance

Rick Moore, Treasurer, reviewed the year-end financials. Income was around \$13,000 higher than anticipated and expenses were approximately \$11,000 below budget. The Board will move another \$200,000 into certificates of deposit to take advantage of current interest rates. These replacement reserves will be used to fund future capital expenditures much as road repaving without having to depend on special assessments.

The 2025 budget does not require an increase in the quarterly assessments which is now the 3<sup>rd</sup> year in a row without an increase.

Election Results

Horace Kinsey notified the members that there were nine write in votes and that Rick Moore and Iddy Andrews were each elected to three-year terms on the Board.

Public Comments

See attachment for comments.

Adjournment

Tom Speed moved to adjourn the meeting at 10:52, seconded by John Case and unanimously approved.

Acknowledged by:

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Association President

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PUBLIC COMMENTS**

**Paul Oakley – 74 Rice** – stop sign at Dot Keach's has been knocked down

**Gary Dirr - 47 Battery Park** – what are special projects? – Landscaping projects, drainage

**Virginia Stephenson – 544 Oristo Ridge** - Read a statement regarding dangers of white light

**C Jackson – 8 Heron Court** – how long for ARB response? – Meets 4<sup>th</sup> Thursday of each month

**Mark Murphy – 746 Fairway** – should consider treasury bills – board will look into them

**Tom Speed – 838 Club Cottage** – Chickenman Tournament – April 26

**Debbie Speed – 838 Club Cottage** – Jenkins Entrance landscape looks great

**John Case – 334 Sea Cloud** – what is the “liability” on the financial report? – prepaid assessments

**Stan Hergott – 544 Oristo Ridge** – need to cut shrubbery on edge of roads

**Rose Seitz – 328 Sea Cloud** – thanks to the board and volunteers; can all owners get 1 free RFID?

**Mark Murphy – 746 Fairway** – would like a directory of all owners – no, privacy issue

**Paul Oakley – 74 Rice** – problem with non-owners following owners through gates

**Ann Atchley – 28 Pender** – GPS sent her through the Holmes Street/maintenance gate

**Gary Dirr – 47 Battery Park** – Jenkins gate stays open too long. Was adjusted 3 days before meeting