

**OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.**  
**ADVISORY MEETING**  
Friday, October 18, 2024  
**MINUTES**

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, October 18, 2024, in the Ocean Ridge office.

Board Members present:

Bert Koon, Vice President	Jason Sheffield	Cheryl Moran
Rick Moore, Treasurer	Iddy Andrews	Brady Long

SW Community:                      Horace Kinsey                      Anne Bacon

Owners present:

Dave Ballard – 20 Gun Bluff Rd                      Jack Smith – 277 Driftwood

Call to Order

Bert Koon called the meeting to order at 1:30 PM.

Approval of Minutes

Dave Ballard moved to approve the minutes of the July 19, 2024, Advisory Board Meeting, Jack Smith seconded the motion which was approved unanimously.

Continuing and Old Business

1. Security – Cheryl Moran reported that the Edisto Beach Police Officers averaged 27.6 hours avg per week during the 3<sup>rd</sup> quarter. There were a few noise complaints but no major issues during the quarter. Bids have been received and the work on the security building will be completed soon.
2. Beautification – Brady Long reported that the Hutto Hill project has been completed. The irrigation systems for both medians have been upgraded. The bamboo has been cleared from the Jenkins entrance area. Cleaning of the Jenkins entrance walls will be done soon.
3. Iddy Andrews reported that there are 1000 followers on Facebook and 672 individuals receive e-blasts from Ocean Ridge. The website counter has malfunctioned for some reason so an accurate count of visitors is not available.
4. ARB – Bert Koon reported that there are 7 new homes in some phase of construction and that 2 or 3 more are planned soon. He reminded everyone that the ARB meets the 4<sup>th</sup> Thursday of the month and that everyone should apply for approval before making any changes to their home or lot.
5. Roads/Signs - Jason Sheffield reported that reflectors have been replaced as needed along both Fairway Drive and King Cotton Drive. A number of damaged traffic signs will be replaced soon.
6. Finance - Treasurer Rick Moore reported that the Association is in excellent financial shape. The receipts are ahead of budget, mostly due to \$14,000 is interest from the CD's that we have at 3 different banking institutions. The legal fees are over budget, but the Board felt that it was important that the Association defend its rules that restrict solar panels. The Association's quarterly fees will not be increased for 2025.

### SW Community

Horace Kinsey reported that they continue the attempt to find a qualified replacement for the manager position. The recent storm taught us two things: 1) the Dock Site Road outfall project proved to be a success, and 2) the storm water drainage project that the Town recently completed caused massive and prolonged flooding in the Club Cottage area as it dumped the storm water into the area much faster than in the past.

### New Business

1. The annual meeting of the Ocean Ridge Master POA will be held on Saturday, January 18, 2025, at the Edisto Lions Club building on Myrtle Street.
2. The Edisto triathlon is scheduled for October 26 and will pass through Ocean Ridge from the Summerwind gate to the Jenkins gate.
3. The annual Goggle Wobble sponsored by the Edisto Chamber of Commerce is scheduled for November 23 and will be conducted through Ocean Ridge as previously done.

### General Discussion

Dave Ballard –

- Does the water from the Town's drainage project go into front lagoons? – No, goes out by Ted's house.
- The stop sign by Dot Keach has been knocked down. – It will be replaced.
- Concerned about spotlights outside Jenkins gate. – They are to be replaced.
- Update on stump grinding. – Trying to schedule along with other associations.
- Update on boulders by speed bumps. – Need heavy equipment to put them in place; hopefully soon.
- Concerned about RV at 609 Magnolia Walk. – No rule against it; no one can stay in it.
- ARB term limits. – There are no term limits; serve 2-year term but can be reappointed.
- Repair of street damage by Infinity. – Nothing yet; no confessions; wish we had picture

Jack Smith –

- Very happy with drainage project.
- Concerned that 280 section numbers are not on signs – Should speak with HOA manager.
- Hutto Hill looks great; who designed and did work? Will give Jack's name to Rick B.
- Where does Blg 270 property end and golf course begin? – White stake is supposed to be property line.

Adjournment – A motion by Dave Ballard to adjourn the meeting was seconded by Jack Smith and approved unanimously.

Acknowledged by:

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Ted Luckadoo, President