

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ADVISORY MEETING
Friday, April 18, 2025
MINUTES

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, April 18, 2025, in the Ocean Ridge office.

Board Members present:

Ted Luckadoo, President
Rick Moore, Treasurer

Brady Long
Iddy Andrews

Present representing SW Community:

Horace Kinsey

Owners present:

Dave Ballard – 20 Gun Bluff Rd
Stan Hergott – 544 Oristo Ridge

Jack Smith – 277 Driftwood
Virginia Stephenson – 544 Oristo ridge

Call to Order

Ted Luckadoo called the meeting to order at 1:30 PM.

Continuing and Old Business

1. Presidents Report – Ted Luckadoo reported that it has been very busy since the start of the year. We have experienced a few problems with the gates, but all are working now. The solar panel lawsuit has been settled, and Ocean Ridge retains the right to limit the installation of the panels. We have received quotes for repairing the retaining wall at King Fisher Lake. The annual social was very successful with nearly 100 in attendance. We have received quotes for cleaning the ditches in the Club Cottage area and will apply to the Town for ATAX funds. A list has been made of stumps that we need to be ground. We will ask Transplant for a quote. The annual storm drain cleaning will be scheduled soon.
2. Security – Horace Kinsey reported that the police had been busy around Ocean Ridge, but there had been no criminal activity. The police had averaged 28.7 hours per week in Ocean Ridge during the quarter.
3. Beautification – Brady Long reported that some vehicles had run over parts of the Hutto Hill irrigation system which will require repair. The median will be reshaped to improve the watering plan. Road edges will be trimmed back to the edge of the pavement. We are studying the possibility of adding some pave pull-off areas for vehicle parking.
4. Communication – Iddy Andrews reported that the website (www.oceanridgempoa.com) had 355 visitors in March. There are 1000 followers on Facebook and 686 individuals receive e-blasts from Ocean Ridge.
5. ARB – Ted Luckadoo reported that are five homes now under construction, and a couple more are expected to begin construction shortly. He reminded everyone that the ARB meets the 4th Thursday of the month.

6. Streets/Signs – Ted stated that signs are being replaced as necessary. We will add more alligator warning signs where deemed necessary.

Finance

Treasurer Rick Moore reported that the financials for the first quarter are comparing favorably to the budget. The Board continues to ensure that the financial condition of Ocean Ridge remains excellent. The delinquency rate continues to decline. The association is in position to support major projects and road repair without relying on a special assessment.

SW Community

Horace Kinsey reported that the search for a new manager is ongoing.

New Business

None.

General Discussion

Stan Hergott –

- Wyndham maintenance employees continue to speed along Oristo Ridge.

Dave Ballard –

- October minutes are not on the website
- How are decisions on alligator removal made?
- Boulders at speed bumps need to be replaced.
- E bikes continue to be a problem. Young kids.

Jack Smith –

- Driftwood needs house number signs
- Need to consider speed bumps for Orsito Ridge.

Virginia Stephenson –

- Oristo Ridge turn-around needs trimming.
- The state forestry commission is doing a tree canopy study.

Adjournment – Stan Hergott moved to adjourn the meeting, seconded by Dave Ballard and approved unanimously. The meeting was adjourned at 2:10.

Acknowledged by:

Ted Luckadoo, President