

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

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

Board Members present:

Ted Luckadoo, President
Rick Moore, Treasurer
Brady Long

Bert Koon, V-President
Iddy Andrews
Cheryl Moran

Present representing SW Community:

Horace Kinsey

Owners present:

Tom Fogarty – 23 Battery Park
Virginia Stephenson – 544 Oristo Ridge

Linda Stevenson – 63 Rice Lane

Call to Order

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

Approval of Minutes

The minutes of the April 18 ,2025, meeting were approved upon a motion by Tom Fogarty which was seconded by Linda Stevenson.

Continuing and Old Business

1. Presidents Report – Ted Luckadoo reported that the Board is looking into possible legal restrictions on e-bikes and other motorized apparatuses that are causing safety concerns. The Club Cottage drainage project has begun and should be completed soon. The annual pipe cleaning work has begun and should also be completed soon. The landscape company has been instructed to trim back vegetation on the sides of the road to increase visibility.
2. Security – Cheryl Moran reported Ocean Ridge continues to be a happy and safe place to live. The police answered approximately 60 calls during the quarter and averaged 30.0 hours per week in Ocean Ridge during the quarter.
3. Beautification – Brady Long reported that we are still studying the possibility of adding some pave pull-off areas for vehicle parking, but the cost may be prohibitive. Plans for sprucing up some of the medians are being studied along with plans for new lighting and a new sign at the Summerwind entrance.
4. Communication – Iddy Andrews reported that the website (www.oceanridgempoa.com) had 520 visitors in June. Most visitors find our website from search engines with clicking from Facebook being the second most used method. There are 1000 followers on Facebook and 684 individuals receive e-blasts from Ocean Ridge.

5. ARB – Bert Koon reported that are three 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 Luckadoo stated that signs are being replaced as necessary. We will add speed bumps at the 4-way stop on Oristo Ridge to slow the vehicles entering Orsito ridge form the Wyndham/golf course maintenance areas.

Finance

Treasurer Rick Moore reported that Ocean Ridge continues to be in strong financial shape. The delinquency rate continues to be low, which is a tribute to our owners. The association continues to be in a strong financial position to support major projects and road repair without relying on a special assessment.

SW Community

Horace Kinsey reported that his replacement had been hired and will begin work on Monday, July 21. Anne Bacon has resigned from the office assistant position so we have begun looking for her replacement.

New Business

During pipe cleaning, a problem was discovered with the pipe under Battery Park Road between the 17th fairway and the lagoon. We have scheduled to have a camera inserted into the pipe to determine the problem.

General Discussion

Linda Stevenson –

- Questioned why some of the area between her house and the lagoon is trimmed but not all of it.

Tom Fogarty –

- There is a palmetto tree in the golf course lagoon behind his house. He has discussed this with the golf course and the tree company, but nothing has been done.

Virginia Stephenson –

- Oristo Ridge needs to have healthy lighting birds and humans. Shields would help.

Adjournment – Rick Moore moved to adjourn the meeting, seconded by Bert Koon and approved unanimously. The meeting was adjourned at 2:14.

Acknowledged by:

Ted Luckadoo, President