

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ADVISORY MEETING
Friday, October 17, 2025
MINUTES

The Advisory Meeting of the Ocean Ridge Property Owners Association, Inc. was held Friday, October 17, 2025, in the Ocean Ridge office.

Board Members present:

Ted Luckadoo, President
Rick Moore, Treasurer
Brady Long

Bert Koon, V-President
Iddy Andrews

Present representing SW Community:

Horace Kinsey Susan Frick

Owners present:

Dave Ballard – 20 Gun Bluff
Virginia Stephenson – 544 Oristo Ridge

Jack Smith – 277 Driftwood Lane
Ann Luckadoo – 3525 Sunset Street

Call to Order

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

Approval of Minutes

The minutes of the July 18, 2025, meeting were approved upon a motion by Ann which was seconded by Jack.

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 Battery Park pipe replacement will begin 10/10 and end 10/25. The affected residents have been notified.
2. **Security** – Susan Frick reported Ocean Ridge continues to be a happy and safe place to live. The police answered approximately 9 calls in September, nothing outstanding. We did have 2 noise complaints at same location. Looking into the correct response for noise complaints for website and newsletter.
3. **Beautification** – Brady Long had some beautification plans for the outside of Jenkins Gate and the median on King Cotton.
4. **Communication** – Iddy Andrews reported that the website (www.oceanridgempoa.com) had 602 visitors in September. There are 1000+ followers on Facebook and 698 subscribers on mail chimp. Newsletter deadline is October 27 to Ted and October 29 to Iddy. Information Packet being updated to replace Horace's info with Susan's.

5. **ARB** – Bert Koon reported that are four homes now under construction, and two with major renovations. He suggested we remind everyone that any exterior work must be approved by the ARB. Meet every 4th Thursday of the month.
6. **Streets/Signs** – Ted Luckadoo stated that signs are being replaced as necessary. The SW gate replacement is in negotiation. The pothole on Oristo Ridge in the outbound lane will be temporarily fixed with gravel until the new house at the end has completed construction.

7. Finance

Treasurer Rick Moore reported that Ocean Ridge continues to be in strong financial shape. The delinquency rate continues to decrease, which is a tribute to our owners. The association is in line with our budget for 2025. Expenses show below our projections, but there are several projects in progress and still to start.

SW Community

Susan Frick reported that Penny Ginn has been hired as the replacement for Anne Bacon.

New Business

Battery Park drainpipe replacement is set to start Monday, October 20. Affected residents were sent an email that road is not expected to be closed. The project will last 7-10 days.

We will meet with the Town of Edisto and their engineer to discuss drainage issues on Magnolia Walk and Oristo Ridge swamp.

Replace front gate software and internet upgrade for better security with cameras.

Reminder the Triathlon and Gobble Wobble will be in November

General Discussion

Virginia Stephenson –

Oristo Ridge tree removals – Explained the current tree canopy study by SC Forestry Dept. for Edisto Beach and Folly Beach. Also details on the benefit of trees to the environment. She will be glad to provide any of this information to those interested.

Dave Ballard -

Reiterated his concern about **e-bikes**, which we are working on that with legal and looking at policies at other SW Community properties. Also concerned over the drainage at **Magnolia Walk and lagoon**. This is being addressed with Town of Edisto project. **Tree stump removal** on past agendas, will be done when we get a full days work of stumps to be ground. **Boulders by speed bumps** is an on-going project as we find correct size boulders. The **road paving schedule** was brought up, along with making sure grass is removed all the way back to R/W. As of now, road resurfacing is scheduled in phases beginning 2027, and grass removal will be included.

Jack Smith –

Praised the fact that ditch and pipe work has been a success in last 2 flood tides. Would like to add **the section on Driftwood** where garbage trucks turn around to paving list. Look at “**walkability**” issues within our campus. Mr. Smith would like to see walking/bike lane added since roads are so narrow. Mr. Smith thinks this would also increase the property values and raise the rentals.

Virginia Stephenson -

Inquired about her request to **replace the streetlight fixture** in front of her house, at her expense. This was DENIED by MPOA Board in earlier meeting.

She would like to see the **cul-de-sac enlarged** to correct dimensions, to enable the streetlight to be at street level, not to be up on the hill.

Jack Smith –

Speed bump caps missing on King Cotton – this was addressed in Board meeting and will be referred to Chris Smoak.

Dave Ballard –

Is the 2026 budgeting for 2 or 3 salaried positions? Budget is for 2. He feels like Susan has been here 90-days and should be on her own without Horace. Ted said that is a SW Community decision.

Adjournment – Dave Ballard moved to adjourn the meeting, seconded by Jack Smith and approved unanimously. The meeting was adjourned at 2:30pm,

Acknowledged by:

Ted Luckadoo, President