



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA)  
November 2025

## **REPORT FROM THE PRESIDENT - TED LUCKADOO**

The quarterly meeting of the Ocean Ridge Property Owners' Association Board was held on Friday, October 17, 2025, at the Edisto Civic Center at 42 Station Court, Edisto Beach, SC. Board members present were – Iddy Andrews, Bert Koon, Brady Long, Ted Luckadoo, Rick Moore, and Susan Frick, Property Manager and Horace Kinsey, SW Community Employee. Board members that were absent were Cheryl Moran and Jason Sheffield.

The minutes of the July 2025 quarterly meeting were approved. The board gave their committee reports.

### **REMINDER:**

- Any noise concerns, call 911, and state that this is a non-emergency, and let the Edisto Beach Police handle it.

If you have any questions or concerns, please contact Susan Frick at 843-869-4300 or email [sfrick@sw-community.com](mailto:sfrick@sw-community.com) in the management office.

### **FINANCE - RICK MOORE**

As of September 30, 2025, the MPOA financial position remains positive and is in line with the annual budget. Income is \$14,000 ahead of the budget. The Association currently has \$823,000 in CD's and \$628,642 in Money Market Funds. As previously explained, entities such as ours are

expected to maintain sufficient Replacement Reserves to cover replacement costs or repair costs for common areas. In our case, they are primarily for the repaving of our roads. Maintaining these reserves, hopefully, will prevent us from asking for a special assessment to cover these costs. We have a very small amount in delinquent dues with 70% of the total past-due in two accounts currently in litigation. A very special thanks to you all for paying in a timely manner.

Based on the current financial position, we can feel comfortable with our management team and should be appreciative of their efforts.

### **SECURITY - CHERYL MORAN**

We continue to live in a safe and secure community. The Edisto Beach police department averaged 30.6 hours per week during the third quarter. We ask homeowners to NOT adjust the readers at the gates.

### **ROADS AND SIGNS - JASON SHEFFIELD**

The board is making a list of small road repairs.

### **BEAUTIFICATION - BRADY LONG**

The board continues to work on plans for the area between Sea Cloud Circle and King Cotton Drive.

## **ARCHITECTURAL REVIEW BOARD - BERT KOON**

The ARB meets the fourth Thursday of each month. Currently, there are seven volunteers serving on the ARB. The ARB is an essential responsibility for our community. The attendance of board members is very important in the smooth operation of Ocean Ridge. The decisions of this board are long-lasting and impactful. Our current ARB members are Bert Koon (President), Bob Foster, Shelley Brown, Janet Oakley, George Perkins, Debbie Hacek, and Keith Story. If you see them, please tell them thanks for performing this important service to our community.

Four new construction dwellings are at some stage of development. Two other houses are under major renovation. Please contact Susan Frick at the SW Community office for forms that must be filled out prior to the ARB meeting.

## **COMMUNICATIONS – IDDY ANDREWS**

For the month of September, there were 602 Visitors with 275 Unique Visitors. We have over 1,000 followers on Facebook, and our email list has 698 subscribers.

Our Annual Meeting is January 17, 2026, at the Lion's Club. Sometime in December you will receive an email asking you to vote your choice of board members. Please do this so we can be sure to have the necessary quorum for votes at the Annual Meeting.

The date of the Annual Social is April 11, 2026. It will be a Shrimp Boil at the Lion's Club. Details will follow.

Keep your eyes out for a revised Information Packet which will be coming soon. It will be posted on the website.

To receive the most updated news about Ocean Ridge, please follow us on Facebook. If you don't have a Facebook page, you can access our page by going to [www.facebook.com/oceanridgempoa](http://www.facebook.com/oceanridgempoa). If you are not on our email list and would like to be added, contact us at [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com) or sign up via our website.

### *Key Contact Information*

- Website [www.oceanridgempoa.com](http://www.oceanridgempoa.com)
- SW-Community Manager – Susan Frick
- Email - [sfrick@sw-community.com](mailto:sfrick@sw-community.com)
- (843) 869-4300
- Office location – 42 Station Court, Jungle Room; Mailing address – P.O. Box 700, Edisto Island, SC 29438
- Security (843) 631-5131

*“It feels good to be in a community. Community, above all, is bigger than individuals—we are something much more than individuals when we are part of a community. And this is how things ought to be.”*

*Tony Blackshaw*