

**OCEAN RIDGE MASTER PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEETING  
SATURDAY, JANUARY 17, 2026  
MINUTES**

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 17, 2026 at 9:00 am at the Edisto Lions Club, 2907 Myrtle St, Edisto Beach, SC.

Board members present:

Ted Luckadoo – President	Brady Long
Bert Koon – Vice President	Cheryl Moran
Rick Moore – Treasurer	Jason Sheffield
Iddy Andrews	

Representing SW Community:

Steve Wagner	Susan Frick
Horace Kinsey	Penny Ginn

Owners Present

41 owners were present.

Call to Order

President Ted Luckadoo called the meeting to order at 9:00 am. Susan Frick verified a quorum was duly established with members present in person or by proxy and that notification of the membership was made. Mr. Luckadoo introduced the Board members of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Election of Directors

Introduction of Candidates

President Luckadoo reminded those in attendance that Ted Luckadoo, Bert Koon and Cheryl Moran were the members running for reelection to the Board. Additional candidates were Marie Bost and Virginia Stephenson. Virginia Stephenson was introduced; Marie Bost was not present at the time of introductions. There were no nominations made from the floor. Tony Goodwin moved that the nominations be closed, seconded by Julie Koon and unanimously approved.

Approval of Minutes

Chad Eaton made a motion that the January 18, 2025, annual meeting minutes be approved. The motion was seconded by Dave Ballard and approved.

Presidents Report – Ted Luckadoo

Ted stated that major projects were the Battery Park pipe replacement and the Club Cottage ditch cleanout. He reiterated that the Board always makes decisions based on what they believe is best for the community as a whole.

### Roads/Signs

Jason Sheffield reported that the roads were resurfaced in 2012 and 2020, so they aren't due yet for resurfacing. Problem areas with roots will be patched this year.

### Security

Cheryl Moran reported that 2025 saw over 1500 hours of Edisto Beach Police patrol in Ocean Ridge, which averages more than 30 hours a week. There was an average of 3.5 calls/week, with none of those being violent crimes.

### Beautification

Brady Long reported that landscaping in the median of King Cotton Road has been completed and will be followed by work outside Jenkins Gate. 2025 saw completion of the Club Cottage ditches being cleared, the Edings St fence replaced, stairs between Club Cottage and golf parking lot replaced with concrete steps, as well as limbs trimmed, pinestraw placed in medians, and stump grinding in common areas. 2026 will bring Jenkins Gate landscaping and the lattice pedestrian wall replaced, the hardscape at Summerwind Gate cleared, and the fence along Magnolia Walk replaced. Owners were asked to please keep their shrubs cut back from the property line and to keep their mailboxes clean and looking nice.

### Communications

Iddy Andrews reported that the newsletter for Ocean Ridge is published quarterly and can be found on the website, [www.oceanridgempoa.com](http://www.oceanridgempoa.com). Website hits increased in 2025. Notify the office of any email address changes to assure that you receive information. The Ocean Ridge spring social will be held April 11<sup>th</sup>; look for information and please make reservations!

### ARB

Bert Koon, Architectural Review Board chairman, expressed appreciation to the MPOA board, the ARB board, and the SW office staff. He reminded everyone that the purpose of the ARB is to maintain the look of the community. It meets on the 4th Thursday of the month. All modifications to the exterior of one's home must be approved by the ARB. There are currently 2-3 houses under construction and several undergoing major renovations.

### Finance

Rick Moore, Treasurer, reports that the organization's financials are more consistent than any he's seen. He explained the reserve funds for large expenses. We have 1.6 million in reserves and 131% liquidity – while the average organization's is 40-125%. We've had no increase in assessments for 5 years, which shows a concerted effort by the board to stay in budget along with owners to pay their assessments in a timely manner. Rick sees desirable steady progression in our financials, not peaks and valleys.

### Election Results

Horace Kinsey notified the members that 40% of owners are required for a quorum; we had 46% -- 835 properties with 383 represented by voting. Bert Koon, Ted Luckadoo, and Cheryl Moran received the majority votes and were re-elected to three-year terms on the board.

Public Comments

See attachment for comments.

Adjournment

Dave Ballard moved to adjourn the meeting at 10:04 am, seconded by Kevin Woods and unanimously approved.

Minutes submitted by Penny Ginn

Acknowledged by

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Ted Luckadoo, President

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**PUBLIC COMMENTS**

**Janet Oakley, 74 Rice** – On erosion – they lost 5' of shoreline to the lagoon, caused by tides. They were advised to use Living Shoreline techniques and avoid rocks, which cause more erosion. Living Shoreline includes using socks of soil, grass and aquatic plants to prevent erosion. She also suggests owners don't cut all the vegetation off their banks, as that will cause erosion.

**Stan Hergott, 544 Oristo Ridge** – thanks for patching the cuts on Oristo Ridge Rd.

**Debbie Speed, 838 Club Cottage** – thanks to the board for all the work done to handle the flooding.

**Virginia Stephenson, 544 Oristo Ridge** – thanks for keeping the vegetation off the roadways. Talked about healthier lighting options and offered brochures for anyone interested.

**Kevin Woods, 26 Battery Park** – need a walking area up Hutto and to the Jenkins Gate for safety purposes. President Luckadoo stated that there used to be a mirror there that helped; will look into it.

**Dave Ballard, 20 Gun Bluff** – requests that MPOA distribute information about the town ordinance to not feed deer. President Luckadoo responded that it's in the information packet and can also add it to the newsletter.

**Chad Eaton, 759 Summerwind** – thanks for all that is done to try to keep the gates operating. Asked whether we hold people responsible for damage done. President Luckadoo said that we do, if we can identify who it was.

**Stan Hergot, 544 Oristo Ridge** – brought up Jenkins gate issues – Google maps continues to send people through there; it's also a problem for those trying to exit without an RFID.

**Keith Fowler, 34 Battery Park** – Apple Maps has fixed the problem with Jenkins Gate showing as an open pathway. If everyone reports it to Google Maps, we may be able to get them to fix it as well.

**Paul Oakley, 74 Rice Ln** – could we put a pressure plate at the Jenkins Exit gate? There's no need to require an RFID to get out. President Luckadoo stated that the board has talked about it; can look at it again.

**David Ballard, 20 Gun Bluff** – Google maps has told people to use the Holmes St entrance, through the Wyndham Maintenance access.



**Ocean Ridge Master  
Property Owners' Association**

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**To be added to the email list, contact - [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com)**

**To keep up with Ocean Ridge news, visit - [www.oceanridgempoa.com](http://www.oceanridgempoa.com)**

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**Annual Meeting of Membership  
Saturday January 17, 2026, 9:00 AM**

**Agenda**

1. Call to Order with Certification of Quorum and Proof of Notice
2. Introductions
  - a. Board Members
  - b. ARB Board Members
  - c. SW Community, LLC
3. Elections of Directors
  - a. Introduction of Candidates
4. Approval of January 18, 2025, Annual Meeting Minutes
5. Presidents Report – Ted Luckadoo
6. Reports
  - a. Roads – Jason Sheffield
  - b. Security – Cheryl Moran
  - c. Beautification – Brady Long
  - d. Communications – Iddy Andrews
  - e. ARB – Bert Koon
  - f. Finance/Budget – Rick Moore
7. Election Results – SW Community, LLC
8. Questions & Answers
9. Adjournment