Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA)
November 2026

REPORT FROM THE PRESIDENT - TED LUCKADOO

The quarterly meeting of the Ocean Ridge Property Owners' Association was held on Friday, October 16, 2026, at the MPOA office at 42 Station Court, Edisto Island, SC. Board members present were: Iddy Andrews, Bert Koon, Brady Long, Ted Luckadoo, Rick Moore, and Susan Frick, Penny Ginn, Steve Wagner, SW Community Representatives, and Horace Kinsey, Advisor. Board members Cheryl Moran and Jason Sheffield were absent.

- The Board met with the Edisto Town Administrator Mark Aakus and Edisto Town Police Chief Daniel Seyle concerning police coverage inside Ocean Ridge.
- The Board is working on a rewrite to update the covenants and by-laws for Ocean Ridge MPOA.
- The sink hole in Club Cottage was repaired, and new pipes were installed at two different locations in Club Cottage.
- The "Keep off the Grass" signs installed on Gun Bluff and Rice Lane have improved the appearance of the common areas.

Reminders:

- Call the front gate (843) 631-5131, when you have visitors coming into Ocean Ridge.
- Do not take your RFID off your windshield for your others to use. If reported or observed on camera, your RFID **will be turned off!**

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

FINANCE - RICK MOORE

The third quarter financials reflect continued financial growth for our organization. Our income exceeds budget by $26,596 which is a result of multiple CD's maturing during the quarter which significantly increased the interest income. The increase is 4.19% above projections. We also have $76,605 in prepaid assessments, which also reflects as a liability on the balance sheet. It shows as a liability because, if we were to liquidate the MPOA, this money would be owed back to those people who had prepaid.

From the expense side, we are in line with the budget. Recognize that a significant amount of expenses paid this year were for drainage and pipe repair which was paid for from Reserve Equity. The reason these funds are set aside is to be utilized for planned future expenses such as road paving and drainage repair. A portion of these amounts will be recovered via Accommodation Tax refund.

On the balance sheet side, compared to our peers, we have excellent liquidity and owner equity. According to data Kuester Mgt. Group (Kuester.com), Propfusion.Com, and

Community Financials.com, an MPOA should maintain 40% to 125% of budgeted expenses in liquid assets. As of 9/30/26 we have $1.6 million in liquid assets, which is about 200% of our budgeted amount. Once again, these reserves are necessary to cover planned future expenses.

From a balance sheet standpoint, we have $1.6 million in owner equity with $130,382 in liabilities. $76,000 of those liabilities are from prepaid assessments.

Our financials are sound thanks to the efforts of our management team and people like each of you who pay their assessments in a timely manner. Thanks for all you do to make us a sound organization.

SECURITY - CHERYL MORAN
Your MPOA board continues to work with our front-gate security teams and the Edisto Police Department to ensure that Ocean Ridge is an extremely safe place to live. We contract with the Edisto Police Department to provide additional patrol hours within the gates of our community. Officers patrol an average of 30 hours per week in Ocean Ridge. There is an average of about ten 911 calls to the police from within the gates of Ocean Ridge each month. Officers continue to monitor speeding and seatbelt use in golf carts.

Please feel free to reach out to your MPOA Board with any safety concerns that you have.

BEAUTIFICATION - BRADY LONG
The Summerwind Gate landscape renovation is complete. If you haven't seen the finished product, please check it out. You'll notice newly established plant beds lining both sides of the gate, along with fresh plantings added to existing beds. As these plants grow and mature, they will create a vibrant, welcoming entrance/exit to our community for years to come.

Are our roads becoming narrower? The answer is yes and no. While the asphalt itself remains the same width, encroaching vegetation along property lines has created a noticeable narrowing effect over time. To maintain safe and open roadways, property owners are asked to clear all grass and natural areas back to the asphalt edge.

Additionally, bushes, limbs/fronds, and other vegetation should be pruned back at least five feet from the edge of the road. Keeping this buffer clear ensures drivers have a clean sight line to road signs, gives letter carriers unobstructed access to mailboxes, and provides safe refuge for pedestrians when vehicles pass.

ARCHITECTURAL REVIEW BOARD-BERT KOON
Currently, three new construction applications have been approved. The ARB meets monthly on the fourth Thursday of each month as needed at 10:00. Questions regarding construction, renovations, additions, or any change to the exterior of your residence should be directed to Susan Frick in the Ocean Ridge office.

COMMUNICATIONS - IDDY ANDREWS
The website has had 11,151 visitors in the last year. Facebook has 1,000 followers, and our email list has 693 subscribers.

The newsletter for Ocean Ridge is published quarterly and can be found on the

website at www.oceanridgempoa.com. If you are not on the mailing list, you can sign up at the website.
Please notify the office of any email address changes to ensure you receive information.

Be sure to download the latest Information Packet from our website: oceanridgempoa.com, under the Documents tab.

If you use ***automatic draft*** for your Quarterly Statement, please check your bill. We have owners who have either late fees or RFID decal payments that are 30-90 days old. We charge $10 for activating new and replacement RFID decals, so you may need to update your automatic draft. The fees should be paid with a check at the office.

If you have any questions or concerns, contact Susan Frick at (843) 869-4300 or email OceanRidge@sw-community.

The office hours for the MPOA office are as follows:
Monday – Thursday 9-4
Fridays – By appointment

The MPOA office has an email address, OceanRidge@sw-community which can be used if you are not directing an inquiry to a specific person.

Key Contact Information

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

"Community is much more than belonging to something; it's about doing something together that makes belonging matter." Brian Solis