

**OCEAN RIDGE PROPERTY OWNERS ASSOCIATION, INC.**  
**Annual Members Meeting**  
**Saturday, January 8, 2011 8:30 A.M.**  
**MINUTES**

The Annual Members Meeting of the Ocean Ridge Property Owners Association, Inc. was held on Saturday, January 8, 2011 at 8:30 A.M at 414 Jungle Road in the Edisto Beach Baptist Church, Edisto Beach, SC.

Present at this meeting were:

Mike Hutto - President  
Jerry Zeller – Vice President  
Joyce Foreman – Secretary/Treasurer  
Watson Rentz – Member-at-Large  
John Case – Member-at-Large  
Jim Bell – Member-at-Large  
Gene Hindman – Member-at-Large

Resort Management:

Terri Chudy - Resort Manager  
Rena Whaley – Association Governance Manager  
Kay Henry - Accounting Manager  
Brenda Manigault - Guest Services Manager  
Lindsey Young - Recreation Manager  
Gloria Randall - Administrative Assistant  
Elaine Hampton - Administrative Assistant

Invited Guest:

Mike Hensley – Regional Controller, Wyndham Accounting, Myrtle Beach

Owners in Attendance:

See Attached

**Call to Order**

Mr. Hutto called the meeting to order at 8:45 A.M. and Mr. Hensley verified that a quorum was duly established with 63% members present in person or by proxy.

Mr. Hutto introduced the Board members for the Ocean Ridge Property Owners Association, Inc and asked all other Ocean Ridge association board members to please stand. He thanked all Board members for their services.

Mr. Hutto then introduced all members of Resort Management present and the invited guest, Mr. Mike Hensley.

**Election of Directors**

Introduction of Board Candidates

Mr. Hutto introduced the candidates running for the three Board seats up for election: Mr. Jim Bell, Mrs. Joyce Foreman, Mr. Mike Hutto, Mr. Leland Vaughn, Mr. Bob Beaty and Mr. Rowland Alston and then asked them to please stand. Mr. Hutto also asked the members present if there were any other nominations. There being no further nominations, Mr. Hutto called for a motion to close the nominations.

**A motion was made by Tom Tindall and seconded by Mr. Ray Bunton to close the nominations. The motion passed by unanimous voice vote.**

**Approval of Minutes**

Mr. Harris Davis made a motion to approve the Minutes with a correction to 536 Oristo Ridge from 536 Oristo Lodge and Mr. Ray Bunton seconded. The minutes were approved as amended by unanimous voice vote.

**President's Message**

Mr. Hutto gave the President's message.

**Treasurer's Report**

Mr. Mike Hensley presented the November 30, 2010 financial report.

**Unfinished Business**

**Roads**

Mr. Zeller, chairperson of the Road Committee, reported the road resurfacing project will take additional time as the Board is looking into funding. He explained that any special assessment that is levied has to be voted on by the membership and the assessment amount is limited by the documents.

**Garbage Pick Up**

Mr. Hutto said the Board will continue to appeal to the town regarding garbage pick up.

**New Business**

**Budget**

2011 Approved Budget: Mr. Hensley presented the approved 2011 POA budget with a 5% increase over 2010. The 2011 quarterly regime fees are \$191.62 for each house or condo and \$97.00 for each lot.

**Election Results**

Mr. Hutto announced the election results. Mr. Leland Vaughn, Mr. Bob Beaty and Mr. Jim Bell were elected to serve on the Board of Directors, each for a three year term.

Mr. Hutto then thanked everyone for allowing him to serve on this Board for the past 20 years.

**Adjournment**

The meeting was adjourned at 11:10 a.m.

Acknowledged by:

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Association Secretary/Treasurer

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Association President