



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – February 2015

## *Message from the President - Jerry Zeller*

### ANNUAL MEETING

Approximately 100 property owners attended the 2015 annual meeting. A quorum was present in person or represented by proxy. Gene Hindman and Jerry Zeller were reelected to the board. The MPOA officers for 2015 are Jerry Zeller - President, Bill Kozub - Vice President, Gene Hindman - Secretary/Treasurer.

Property owner assessments were increased 5% beginning with the next quarter of 2015, and the next quarterly invoice will reflect the change. This is the first increase in the past several years.

### QUESTION AND ANSWERS

#### 1. What is Ocean Ridge MPOA?

MPOA stands for Master Property Owners Association. It includes 11 time shares associations, 14 whole owner/condominium associations, 2 commercial groups (golf course and Wyndham) and residential home owners. All combined, there are about 850 total units.

#### 2. What is the purpose of the Ocean Ridge MPOA?

- Maintain common areas (roads and lagoons)
- Security
- Budget control
- Landscaping
- Street Lights

#### 3. What did the MPOA board accomplish in 2014?

- The board started initial steps to repave Sea Cloud Circle and Heron Cove Court.
- The board receives a monthly incident report from the town police and Universal Protection Service. Major incidents are reported in the quarterly newsletter. Property owners may contact the management office to view copies of the reports.

- Ocean Ridge completed the year \$4,147.00 above the revenue budget and about 15% below the expense budget.
- The boulevard between the golf course 9 and 18 greens was landscaped. Due to a cold winter and deer, the results were not as successful as estimated. On the other hand, the landscape results on the Jenkins exit boulevard turned out better than expected.
- A new fence was built and painted at the front gate, and repairs were made to other fences.
- The street lights are checked on a monthly basis and reported to SCE&G. If you are aware of lights not working, report them to SCS at 869-4300.

4. What happens to budget money that is not spent? It is transferred to reserves. We currently have about six months of annual expense budget in reserves.

5. With total budgeted expenses for 2015 of \$682,200, what are the MPOA association's projected major expenses?

- Security 31%
- Roads 21%
- Landscaping 10%
- Management 11%
- Utilities 8%
- Repair and Maintenance 8%
- Special projects 6%
- Miscellaneous Expense 5%

### *Communications Corner – Iddy Andrews*

If you are interested in seeing the financial information presented at the annual meeting, go to our website [www.oceanridgempoa.com](http://www.oceanridgempoa.com), click on MPOA Board tab, then Meeting Minutes.

Please remember to call security at 869-4524 to advise them when you have visiting guests or contractors from outside Ocean Ridge. This will

facilitate the process for both security personnel and your guests.

Dates to remember: Social March 21, 2015 – Edisto Shrimp Boil, \$10 per person. Additional details to follow.

*Key Contact Information*

Website [www.oceanridgempoa.com](http://www.oceanridgempoa.com)

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Security (843) 869-4524.