

**DRAFT – SUBJECT TO APPROVAL AT ANNUAL MEETING – January, 2016**

**OCEAN RIDGE MASTER PROPERTY OWNERS’ ASSOCIATION, INC.**

Annual Meeting

Saturday, January 10, 2015

**MINUTES**

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 10, 2015 at the Lions Club on Edisto Beach, SC.

Board members present:

Jerry Zeller – President  
Gene Hindman – Secretary/Treasurer  
Lindsey Young  
Ted Luckadoo  
Doug Smith

Board members absent:

Iddy Andrews  
Bill Kozub

Representing SCS:

Steve Wagner  
Horace Kinsey  
Ida Tipton  
Cyndy McCormick

Owners in Attendance

See Attached

Call to Order

Jerry Zeller called the meeting to order at 9:05 am. Horace Kinsey verified that a quorum was duly established with members present in person or by proxy.

Mr. Zeller introduced the Board members for the Ocean Ridge Property Owners Association, Inc. Members of the ARB were also introduced and thanked for their hard work.

Other introductions included Association Board members, SCS management team, new homeowners, Greg Midders, Universal Protection and Johnny Carter, landscaper.

Election of Directors

Introduction of Board Candidates

Mr. Zeller announced that he and Gene Hindman were running for re-election to the Board and asked for any additional nominations. There being none, a motion was made by Buck Griffin to close the nominations. The motion was seconded by Emily Craig and passed by unanimous voice vote.

Approval of Minutes

Emily Craig made a motion that the Minutes of the January 2014 annual meeting be approved. The motion was seconded by Roger Crook and passed by unanimous voice vote.

Reports

Roads and Signs

Doug Smith reported the new signs at the Summerwind and Jenkins gates will be installed on January 20.

In 2013, .9 mile of road was repaved for a cost of \$182,000. In February 2015, 1.1 miles of road will be repaved for an approximate cost of \$284,000.

Beautification

Jerry Zeller reported the lagoons are now stocked with tilapia and looking good. Trees were trimmed, an area on King Cotton was landscaped, and trash can management is improving.

Additional landscaping will start after road work is completed.

Security

Doug Smith reported security cameras are working well. When the Jenkins gate arm was damaged, the cameras helped identify who was responsible for the damage and they have paid for the repairs.

The Town police surveillance has increased; now also using an unmarked car.

Mr. Smith urged all property owners to notify the front gate security personnel when expecting guests, workers, etc. Information will be obtained from all unauthorized people entering Ocean Ridge.

Communications

Lindsey Young reported the website is now up and running. The newsletter is published quarterly and emailed to over 500 addresses. Ocean Ridge has a new logo.

A Lowcountry Boil will be held March 21. The charge is \$10/person; children 10 and under are free.

Treasurer's Report

Gene Hindman presented the Treasurer's Report. He reviewed the 2015 proposed Budget, Income Statement and Balance Sheet which shows the Reserve Account is in good shape. The Reserve Account will pay for the road work, which will occur in 2-year increments for a total cost of \$1.8 million dollars.

The regime fee will be increased 5% effective the 2015 March/April billing.

Public Comments

Lindsey Young reported on the Wyndham Recreation Center and introduced Pieter Knott, Wyndham General Manager.

Leland Vaughn reported on the status of the Plantation Course.

See attached sheet for questions and responses.

Election Results

Horace Kinsey announced the election results. Jerry Zeller and Gene Hindman were re-elected, each for a three-year term.

Adjournment

Scott Epps made a motion that the meeting be adjourned. The motion passed by unanimous voice vote. The meeting was adjourned at 10:35 am.

Acknowledged by:

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Association President

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**PUBLIC COMMENTS**

**DENNIS WINSTON**

**Are police patrolling Ocean Ridge? What services are provided by the Town of Edisto Beach?**

Yes, more patrolling than residents are aware. They now have an unmarked car.

Police are working with Ocean Ridge security to solve incidents. Both EMS and fire protection are provided through the Town of Edisto Beach.

**SCOTT EPPS**

**There are a lot of vehicles with no passes in Ocean Ridge.**

Some do not display the pass properly. We are working on improving the procedure with more documentation.

**GARY DIRR**

**Can there be something to hang on the rearview mirror in place of the pass on dashboard?**

They are very expensive and not able to be used on some new car mirrors.

**RICHARD BOITEAU**

**Sea Cloud needs street lights; also a drainage issue.**

Board is aware of these issues and is working on a solution.

**MARSHALL LENTZ**

**Sea Cloud needs a speed limit sign.**

All road signs will be accessed in 2016.

**GEORGE PERKINS**

**The rollback of trash containers is not always happening.**

The orange sticker on the can must be facing the street so the trash collector will know to roll back the container.

**MIKE EARLY**

**What is the status of Grovers?**

Leland reported they are working on finding someone to take it over.

**KEVIN GREER**

**Can the application for a sticker be sent with the proxy?**

The application is available on the website.

**STEVE CARMICHAEL**

**Can the proxy be emailed? It would save money.**

No, the covenants state the proxy must be mailed.

**SCOTT EPPS**

**Would like more detail where the money is being spent.**

The income statement line items show where the money is being spent.

**LISA HARRELL**

**Club Cottage needs re-paving. When will it be done?**

Club Cottage needs a lot of prep work (tree roots, etc). The Association needs to do the preliminary work.

**ROGER CROOK**

**How can the deer population be controlled?**

We are all aware of the problem, but no solution.