



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – February 2018

REPORT FROM THE BOARD-THIRD QUARTER, 2017

This represents the fourth quarterly report issued by the Board of Directors of the Ocean Ridge Master Property Owners' Association (MPOA) for 2017. It is intended to inform the residents of the Ocean Ridge Community of issues and projects being addressed by the Board, including updates on projects previously approved by the Board. Questions or requests for additional information should be directed to Horace Kinsey via e-mail (hkinsey@TrustSCS.com) or by phone at (843) 869-4300.

ANNUAL MEETING

The MPOA annual meeting was held Saturday, January 13, 2018, at the Edisto Island Lions' Club. Approximately 105 residents and interested parties attended the meeting. Formal action was taken to approve an amendment to the By-Laws of the MPOA changing the annual meeting date from the second Saturday of January to the third Saturday of January. This change will enable our treasurer and management company to receive more accurate year-end financial information for reporting at the annual meeting.

In addition, Gene Hindman, our incumbent secretary/treasurer, was re-elected to the Board, and Leonard Fletcher, a Summerwind resident, was elected to fill the second vacancy on the Board.

Based on an amendment to the Declaration approved last year, residents were given the opportunity to vote electronically on this year's amendment to the By-Laws and for the election of members to the board. Many residents opted to do so resulting in substantial savings in postage and paperwork for the MPOA.

Finally, the Board and residents in attendance acknowledged and thanked Jerry Zeller for his many years of service to the Community, both as a member of the board for 15 years and as president for 9 years.

HURRICANE IRMA- STORM RECOVERY SUMMARY

The clean-up from Hurricane Irma was substantially completed by mid-October by the MPOA's contracted landscaping company and lagoon maintenance company. Since FEMA assistance was unavailable to the community for this clean-up effort, the MPOA incurred an unexpected expense of \$16,000 which was paid through a re-allocation of monies originally in the budget for beautification projects. These projects were deferred to 2018.

Some lessons learned from this storm bear repeating: residents storing items under their houses located near tidal lagoons and ponds should take into consideration possible storm surges impacting those storage areas. Resulting disposal of storm debris is the responsibility of the individual resident since the Town's contracted waste-hauler is not required to remove such material.

ROADS

In conjunction with the MPOA's agreement granting the Sheriff of Colleton County and the Edisto Beach Police Department (EBPD) jurisdiction over the roads in the Community, new speed limit signs and stop signs were erected throughout the Community. Signs were also erected at each entrance to the Community stating that the Sheriff of Colleton County and the EBPD will enforce all South Carolina traffic laws within the Community, including those applicable to the operation of golf carts. As a further deterrent to speeding, signs were placed at each entrance stating that 15mph is

the recognized speed limit on all roads in the Community unless otherwise posted.

The third phase of a 10-year plan to repave all the roads in the Community will start in early March and is expected to be completed within thirty days of the start date, subject to weather conditions. Included in the third phase are the roads in Club Cottage and Driftwood Lane. This work was originally planned for the fall of 2017, but was delayed due to Hurricane Irma. At the same time as the repaving is being done, repair work will be completed in areas where potholes have developed.

BEAUTIFICATION

The Board intends to complete several planned beautification projects which were deferred due to Hurricane Irma. The focus of these projects will be to improve the appearance of the entrances to the Community at the Jenkins and Summerwind Gates with plantings and landscaping. Responsibility for the Main Gate is shared with Wyndham and the Golf Course, and the Board has discussed improvements in that area on a cost-sharing basis.

SECURITY

During the 4th Quarter of 2017 (October-December), EBPD spent 389 hours patrolling the Community. This averages out to 29.6 hours per week, significantly above the 21 hours required under the MPOA's agreement with the Town of Edisto Beach.

EBPD responded to only 10 calls in the Community during the fourth quarter, compared to 35 calls during the previous quarter. The most significant incident involved a reported theft of an iPad from a motor vehicle. It was unclear whether the vehicle had been locked. There were 2 calls for medical assistance and the remaining calls involved false residential alarms, vehicle lockouts, and an unconfirmed report of gunshots. All issues were resolved without further complication.

In an overview of 2017, the EBPD averaged 29.1 hours per week patrolling the Community. There were 92 dispatch calls or incident reports during the year. Nearly 60% of the calls requiring a police response were false residential alarms, noise complaints, individuals locked in or out of vehicles and residences, vehicle operation problems, and calls for medical assistance. In summary, 2017 was an extremely safe year, thanks to the police presence and care and vigilance of the residents in the Community.

COMMUNICATIONS

We have two community events scheduled this spring. Our Ocean Ridge Great American Cleanup is set for Monday, March 19, 9:00 a.m. Please email oceanridgempoa@outlook.com if you can participate and include what size T-shirt you would like. Additional details will be emailed to participants.

Mark your calendar for the MPOA Annual Shrimp Boil Social, March 24, 5:30 - 7:00 p.m. at the Lions Club. Reservations are necessary and can be made by contacting Horace at hkinsey@trustscs.com no later than March 16. Cost is \$10 per person, and children under 10 are free. The location is the Lions' Club, 2907 Myrtle Street.

To receive the most updated news about Ocean Ridge, please "like" us on Facebook. If you don't have a Facebook page, you can access our page by going to <https://www.facebook.com/OceanRidgempoa>. We now have 529 names in our email data base. If you are not on our email list, please contact us at oceanridgempoa@outlook.com or signup via our website.

Key Contact Information

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