

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 19, 2019
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 19, 2019 at the Edisto Lions Club.

Board members present:

Ted Luckadoo – President
Brian Evans – Vice President
Gene Hindman – Secretary/Treasurer
Iddy Andrews
Lisa Harrell
Paul Oakley
Leonard Fletcher

Representing SCS:

Ken Tamsin, SCS-CEO
Horace Kinsey

Ida Tipton
Cyndy McCormick

Owners in Attendance

See Attached

Call to Order

Ted Luckadoo called the meeting to order at 9:00 am. Horace Kinsey verified a quorum was duly established with members present in person or by proxy.

Mr. Luckadoo introduced the Board members for the Ocean Ridge Property Owners Association, Inc. and the SCS management team.

Approval of Minutes

Ray Bunton made a motion the minutes of the January 2018 annual meeting be approved. The motion was seconded by Joey Dodson and passed by unanimous voice vote.

Election of Directors

Introduction of Board Candidates

Ted Luckadoo announced Iddy Andrews is running for re-election and Lisa Harrell is running for election to the Board. There being no nominations from the floor, Mike Atchley made a motion to close the nominations. The motion was seconded by George Perkins and passed by unanimous voice vote.

By-Laws

Brian Evans reported that per the South Carolina Homeowners Association Act, the Bylaws and all other governing documents of the Homeowners' Association were recorded on December 18, 2018 in the Register of Deeds for Colleton County.

ARB

All property owners were reminded to obtain approval from the ARB prior to making any change to the exterior of your property.

Roads/Signs

Paul Oakley reported the areas identified for road re-surfacing in 2019 are Fairway Dr. (by golf course) to end of tennis courts, Fairway Dr. to the Summerwind gate, including the loop, and Pender Lane/Whalers Court.

The bid from Truluck Construction for the re-surfacing project has been accepted. The work will start in March, weather permitting.

All potholes have been repaired, the drainage pipe at entrance to Battery Park has been fixed, all speedbumps will be permanently installed soon and missing reflectors will be replaced.

The speed limit throughout Ocean Ridge has been changed to 15 mph.

The paving of Sunset/Myrtle Streets will be done once the drainage work is completed.

Security

Leonard Fletcher reported police patrol an average of 29-30 hours a week. There have been no serious issues.

The contract with Allied Universal has been renewed for an additional three years.

Cameras and speakers are being installed at Summerwind gate to help prevent future damage.

Beautification

Lisa Harrell reported the front entrance landscaping project will begin soon. Wyndham and the golf course are helping with financial support. Other areas will be identified once the front entrance is completed.

Communications

Iddy Andrews reported there were 442 views on our website last month, 565 email addresses in Mail Chimp, and 409 Facebook followers.

The annual social will be held on March 30 at the Lions Club from 5:30 – 7:00 pm.

The Great American Cleanup Day is March 30

The Ocean Ridge Cleanup Day is April 8

Finance

Gene Hindman reviewed the financials and reported the budget is in line. SCS recommends our reserve should be 1-1/2 times the annual revenue.

Election Results

Horace Kinsey announced the election results. Iddy Andrews and Lisa Harrell were elected, each for a three-year term on the Board.

Adjournment

George Perkins made a motion that the meeting be adjourned. The motion was seconded by Mike Seles and passed by unanimous voice vote. The meeting was adjourned at 11:10 am.

Acknowledged by:

Association President

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PUBLIC COMMENTS

ALESSA BELLARUSSI

What does the negative income reflect?

It is a provision for dues not paid.

The Member Services sign is in need of repair.

Wyndham's responsibility

BOBBY BURKE

Why is an electric gator vehicle not allowed?

Not allowed by the state.

Please ask people to clean up after their dog.

This is an ongoing problem.

KEVIN WOODS AND JERRY ZELLER

Speed bump at King Cotton is dangerous for bikers, walkers and strollers.

We may change location.

CAROLYN JACKY

A lot of trash in the area around Hutto Court, but no trash can.

There used to be a trash can there, but people misused it.

JAN FREIDINGER

Critters are getting into the lagoon and it takes a long time to remove them.

Call the SCS office when you see one.

JOHN DROLET

Is it possible to get an electric eye or pad at the Summerwind & Jenkins gates?

We are looking into it.

PEGGY PYE

Battery Park entrance is a mess...lots of unsightly trees

That is a private lot.

MIKE SALAS

The security expense seems high.

Wyndham shares the expense.

STEVE JONES

It seems like the paving work is short-changing the street width.

The pavement is 21 feet.

Trash and other large trucks cause the crumbling edge.