

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 16, 2021
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 16, 2021 via ZOOM.

Board members present:

Ted Luckadoo – President

Brian Evans – Vice President

Gene Hindman – Treasurer

Iddy Andrews

Mike Atchley

Paul Oakley

Representing SW Community:

Steve Wagner

Horace Kinsey

Ida Tipton

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 of the Ocean Ridge Property Owners Association, the Architectural Review Board and the SW Community management team.

Approval of Minutes

Mike Atchley made a motion that the minutes of the January 2020 annual meeting be approved. The motion was seconded by Bill Andrews and was approved.

Election of Directors

Introduction of Board Candidates

Mike Atchley and Gene Hindman are running for re-election to the Board. There being no nominations from the floor, Iddy Andrews made a motion to close the nominations. The motion was seconded by Paul Oakley and was approved.

Roads/Signs

Paul Oakley reported that bids had been requested for the 2021 road resurfacing project and that the Board would soon award the contract. The work should begin in March and hopefully be completed by the end of April. This project is the final phase of the over-all resurfacing project.

Security

Ted Luckadoo reported had 2019 had been pretty much uneventful with relatively few police calls. The police have been increasing their presence in Ocean Ridge.

Beautification

Ted Luckadoo reported that the Jenkins gate landscape project had been completed and that we were receiving many compliments. The next project will be a small one at the Summerwind gate. That appearance of that area has already been improved with the removal of the older, dying plants.

Communications

Iddy Andrews reported that we now have 588 email addresses in Mail Chimp and 496 Facebook followers. For the year we had an average of 542 views per month on our website.

The annual social will be held March 28 at the Lions Club from 5:30 – 7:00 pm. The cost will be \$10 per adult. More information will be available soon. A date for the Ocean Ridge Cleanup Day will be announced once the date for Great American Cleanup Day is set.

ARB

Brian Evans reminded the owners to obtain approval from the ARB prior to making any change to the exterior of your home or property. The ARB meets on the 4th Thursday of the month, and requests need to be sent to the management office by the 3rd Thursday of the month. Six new homes are in some stage of approval or construction.

Finance

Horace Kinsey reviewed the year-end financials and reported the expenditures are in line with the budget. No increase in fees is planned for 2020.

Election Results

Horace Kinsey announced the election results. Ted Luckadoo, Brian Evans and Paul Oakley were re-elected to a three-year term on the Board.

Public Comments

See attachment for comments.

Adjournment

Bill Andrews made a motion that the meeting be adjourned. The motion was seconded by Russell Ryan and passed by unanimous voice vote. The meeting was adjourned at 9:49 am.

Acknowledged by:

Association President