

OCEAN RIDGE MASTER PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEETING
Saturday, January 18, 2020
MINUTES

The Annual Members Meeting of the Ocean Ridge Master Property Owners Association, Inc. was held Saturday, January 18, 2020 at the Edisto Lions Club.

Board members present:

Ted Luckadoo – President
Brian Evans – Vice President
Iddy Andrews
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 for the Ocean Ridge Property Owners Association, Inc. and the SW Community management team.

Approval of Minutes

George Perkins made a motion that the minutes of the January 2019 annual meeting be approved. The motion was seconded by Russell Ryan and passed by unanimous voice vote.

Election of Directors

Introduction of Board Candidates

Ted Luckadoo, Brian Evans and Paul Oakley are running for re-election to the Board. There being no nominations from the floor, Bill Andrews made a motion to close the nominations. The motion was seconded by George Brothers and passed by unanimous voice vote.

Roads/Signs

Paul Oakley reported that bids had been received for the 2020 road resurfacing project and the Board would soon award the contract. The work should begin in March and hopefully be completed by Easter.

A “Hidden driveway ahead” sign has been ordered for Hutto Lane. Owners were asked to be careful when turning onto Hutto Lane from King Cotton.

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

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PUBLIC COMMENTS

JIM HARVEY

We have a problem with big trucks at the Jenkins Gate exit.

We will ask security to remind drivers that they must exit at the main gate.

LEWIS LEE

Water bills are too high.

The Town of Edisto owns the water system and sets the rates.

DEE TIMMONS

Need better lighting on Driftwood Lane.

This will be discussed with SCEG/Dominion.

KIM MCMILLAN

Need better communication from Wyndham to timeshare owners.

You should discuss this with Wyndham management.

BOB JERNIGAN

Many vacant lots have trees that have been blown down by storms.

Unimproved lots can remain in a natural state.

VIRGINIA WALLACE

The Ella & Ollie's sign at the front entrance is not attractive.

That is your opinion.