North Shore at Ridgely Manor Two Community Association, Inc.

Board of Directors Meeting Minutes

March 19, 2025, 6:00 PM

@ Williams Farm Recreation Center, 5252 Learning Circle, Virginia Beach, VA 23462

I. Quorum established @ 6pm.
   a. BOARD MEMBERS PRESENT:
      i. Andy DiRosa - President
      ii. Patrick Henry - Vice President
      iii. Carlos Torres - Treasurer
      iv. Jeff Shumate - At-Large
      v. Niki Bradshaw – Secretary

II. Called to Order @ 6:00pm by President DiRosa

III. Open Forum
   a. Leslie Edmondson shared how the Ridgely Manor and Belmeade HOAs work.
   b. VP Henry moved to approve the below listed minutes; the motion was seconded by At-Large member Shumate and unanimously approved.
      i. October 19, 2024 – Nominating Committee Minutes
      ii. October 31, 2024 – Shared Budget Meeting Minutes
      iii. January 15, 2025 – Special Meeting Minutes
   c. President DiRosa moved to appoint Bill Wagner as the ACC Chairman, the motion was seconded by VP Henry and unanimously approved.

IV. Management Report
   a. Next Reserve Study is due 2028; the last study was conducted in 2023.
   b. Capital Contributions: in the past the buyer would make an initial fee for the HOA reserves; Treasurer Torres will speak to Nora Spruill, finance manager at The Property Shoppe.

V. President's Comments
   a. Extended gratitude to Zeal Patel and Amrish Patel for their service on the HOA Board, as president and vice president, respectively.
   b. President DiRosa and Secretary Bradshaw's terms will end Dec 2025. An election will be held in December to elect wo new Board members for 3-year terms.
   c. Four NSRM2 Board members attended the North Shore 1 Meeting on Mar 12, 2025
      i. Discussed signage indicating no motorized vehicles at 5 entrance points to the walking trail, signs to be added to existing stakes – research in progress

            ii. Discussed adding one “Private Property – No Fishing” sign to the existing stake in Pond#2.
   d. Treasurer Torres suggested an article in the Neighborhood Newsletter addressing bicycle safety.
   e. A letter has been sent to the Association Attorney noting that communications with the Attorney should be coordinated by the management company and BOD; should an owner reach out directly to the Association Attorney, said owner would be responsible for paying the Attorney fees for that interaction.

VI. Treasurers Report
   a. Treasurer Torres reported Association financed are healthy.

VII. ACC Report – Chair Andy DiRosa, Patrick Henry, Matt Fass
   a. Bill Wagnar was appointed as new Chair of the ACC, effective 3/19/2025.
   b. Several submissions have been processed during the past quarter.

VIII. Committee/Groups Updates
   a. Nominating Committee – Chair Patrick Henry, Andy DiRosa, Jillian Swenson
      i. Nothing to report
   b. Finance Committee -Chair Bill Wagner, Carlos Torres, Jess Shumate
      i. Nothing to report
   c. Social Committee NS1 & NS2
      i. A resident would like to have an Easter Egg hunt for neighborhood children – under discussion.
      ii. A Spring wreath and banner are being placed at the entrance
   d. Crime Prevention Committee NS1 & NS2
      i. Andy DiRosa (coordinator), Steve Hebert, William Rubow, Carlos Torres, Bill Wagner, Drew Grant, Mark Moore, and Louis Grever.
      ii. The city placed two new 25mph signs on Knights Bridge Lane in response to request from the NSRM Neighborhood Watch.
   e. Communications Committee
      i. Chair NS1 Pam Dargan
      ii. Newsletters handled by Pam Dargan
      iii. President DiRosa places ‘Notice of Meeting’ sign at front entrance
      iv. Cypress Springs Shopping Center: Boyd Construction plans to build 2 – 5 story towers containing 245 1 & 2 bedroom condos, 20 townhome style dwellings for a total of 265 units. Plans to begin construction as early as 2027. The Board has drafted a letter, coordinated with the HOAs in Ridgely Manor, Belmeade, and Farrcroft, to city councilman

Joash Schulman requesting that that the city work with Boyd Construction to limit the towers to 3 stories, reducing the total amount of tower rentals to approximately 210. Concerns are extra traffic and demands on roadways and public safety in an area not currently zoned for residential use.

IX. Old Business
  a. Additional irrigation at the northern end of Lake #2 in 2025.
  b. Installing an aeration system to the northern end of Lake #2 in progress.
  c. Lambeth Island to be leveled out and reseeded by Earthscapes. The island will be off limits to residents during this process. Planned to begin May/June2025.

X. New Business
  a. Muskrats in the area contributing to pond erosion. Critter Control service agreement is under review and muskrat dens are being identified.
  b. Masonry Work – Work needed at the front entrance; proposals to be reviewed during the executive session.
  c. Next Meeting – Wednesday, June 18

XI. Executive Session
  a. President DiRosa moved to go into Executive Session @ 7:08. to discuss delinquencies, contracts/proposals and possible violations. The motion was seconded by Secretary Bradshaw and the Board voted unanimously to move to Executive Session.
  b. President DiRosa made a motion to move back to public session at 7:49pm. The motion was seconded by Vice President Henry and the Board voted unanimously to close Executive Session and return to public session. President DiRosa moved to approve sending of non-compliance letters regarding exposed trash bins, basketball goals in violation, and recreational vehicles stored in driveways; Vice President Henry seconded the motion, and the Board approved unanimously.
  c. Vice President Henry moved to adjourn the meeting, President DiRosa seconded the motion, which was unanimously approved, the meeting ended at 7:53pm