

**NORTH SHORE at RIDGELY MANOR TWO
ASSOCIATION ANNUAL MEETING MINUTES
FOR THURSDAY, DECEMBER 12, 2024**

The North Shore at Ridgely Manor Two (NSRM2) Annual Association meeting and Board election was held at Williams Farm Recreation Center, 5252 Learning Circle, Virginia Beach, VA on Thursday, December 12, 2024. Three BOD members were present--Zeal Patel (President), Amrish Patel (Vice President), and Andy DiRosa (Secretary). At-Large Member Patrick Henry attended the entirety of the meeting remotely via cell phone; Jeff Shumate (Treasurer) was not present. Also present were Kim Cox and Rachel Ricciuti of The Property Shoppe (TPS). BOD votes taken at the open meeting are placed in **bold** text.

Call To Order

The meeting was called to order at 6:08pm by President Zeal Patel. TPS confirmed that a quorum of Association members was present. In addition to over 15 NSRM2 attendees, NSRM1 Treasurer Louis Grever was also present.

President Patel moved to approve the meeting minutes for two previous meetings (the November 1, 2023 Annual Association meeting and the September 18, 2024 BOD meeting); Vice President Patel seconded and **the Board voted unanimously to approve the minutes with no revisions.**

President Patel then moved to consideration of the NSRM2 2025 HOA budget. Budget Working Group member Carlos Torres provided contextual comments, noting in particular that NSRM1 and NSRM2 had agreed to itemize three (3) items in the 2025 shared use budget—planned installation of an aerator and bubbler(s) in Lake 2 (\$17,000), grading of Lambeth Island (\$11,125), and funds for the Social Committee/decorations (\$1,100). Mr. Torres also recognized Social Committee chair Lorraine Moore for her hard work and leadership organizing renovations to the front entrance decorations, etc. President Patel also recognized the other members of the committee, both NSRM2 and NSRM1. Mr. Torres also noted NSRM1 owners pay a slightly different annual assessment amount and remit payment quarterly; whereas, NSRM2 owners pay semi-annually, and that despite a slightly higher level of expenditure planned for 2025, no increase in the annual assessment is planned, at least for the first half of 2025. **President Patel moved to approve the 2025 budget;** Vice President Patel seconded the motion and **the Board unanimously approved the planned budget.**

Owners (Open) Forum

President Patel opened the owners' forum.

After advising those present that BOD member Henry was attending the meeting remotely (by cell phone speaker) and that Treasurer Shumate was not in attendance, President Patel recognized Ms. Tina Henry, who noted the community service provided by her husband, Patrick Henry, who served as president of owners' associations at his previous residence and at NSRM2. Ms. Henry also made note of some of the specific actions Association and Board members have taken for the benefit of the community, such as quickly addressing the unsafe condition of one of the footbridges, as well as noting interpersonal conflicts in the community.

President Patel then recognized Carlos Torres, who stressed the importance that Association members get along, noting in excess of \$10,000 in legal fees were incurred by the Association in 2024.

Property Management Report

No report is provided during the association annual meeting.

President's Report

President Patel, speaking for himself and Vice President Patel, noted several accomplishments during the past year—formalizing and streamlining the ACC process and setting term limits for ACC members; resolving, without further legal intervention, an issue involving delinquent assessments; initiation of discussion with NSRM1 regarding a possible merger; developing a structured approach to violations; and completing of projects, such as the replacement of sidewalk areas and timely repair of the damaged footbridge. President Patel noted the community is safe and desirable, with increased property values and thanked the members. President Patel concluded by announcing that new blood is needed on the Board and that he and Vice President Patel are resigning from the Board, effective immediately. President Patel and Vice President Patel both departed from the meeting during the subsequent voting for new members. NSRM1 Treasurer Grever reminded any new Board members of FinCen filing requirements due by January 1 each year.

Board Member Election

Property Manager Kim Cox then led the Association members through the election process. Nominated candidates Vishal Patel and Sonya Gujral both

withdrew their nominations. Tina Henry and Patrick Henry nominated from the floor Mr. Carlos Torres, who accepted the nomination. Current Board member Jeff Shumate also agreed to be considered, after being contacted by his spouse.

Unsuccessful attempts were made to recruit additional candidates for the now four (4) open seats on the Board. The nominations process was closed when no additional nominations from the floor were made.

The Association members in attendance then voted by secret ballot. The in-person and proxy ballots were counted with the assistance of neutral observers Mr. Chris Horoszewski and Mr. Jimmy Patel.

The final vote tally was as follows:

Carlos Torres	38 Votes
Patrick Henry	36 Votes
Jeff Shumate	29 Votes
Andy DiRosa	1 Vote (not a candidate)

A tentative assignment of terms was made as follows:

Carlos Torres	3 Years from 12/12/2024
Patrick Henry	3 Years from 12/12/2024
Jeff Shumate	2 Years from 12/12/2024 (fill Zeal Patel remaining term)
Andy DiRosa	1 Year remains in current term

Patrick Henry then moved to appoint Andy DiRosa as new Board President and himself (Patrick Henry) as Vice President. Carlos Torres seconded the motion and **the Board members present (Henry, Torres, and DiRosa) approved the motion.** Carlos Torres expressed willingness to serve as Treasurer. These assignments and terms may be formalized in a forthcoming special meeting (note: this special meeting has been scheduled for January 15, 2025; notice has been provided to owners via email message from TPS).

Ms. Cox then proposed the following quarterly/annual meeting dates for Calendar Year 2025 (all meeting times 6pm-8pm):

March 19 (Wednesday)
June 18 (Wednesday)
Sept. 17 (Wednesday)
Dec. 11 (Thursday)

COMMITTEE REPORTS

Treasurer's Report

The Treasurer's report was provided by Mr. Carlos Torres and included the NS1 and NS2 shared budget process. Mr. Torres also presented the NS2 projected budget for 2025, both of which were approved. See notations above. (The shared budget meeting minutes were provided to Mr. Shumate and The Property Shoppe (Kim Cox and Nora Spruill) on November 4, 2024.)

Nominating Committee Report

No report is provided during the association annual meeting.

ACC Committee Report

No report is provided during the association annual meeting.

NS1 and NS2 Crime Prevention

No report is provided during the association annual meeting.

Joint Finance Committee Report

No report is provided during the association annual meeting.

Joint Social Committee Report

No report is provided during the association annual meeting.

Old Business

No report is provided during the association annual meeting.

New Business

N/A

Resumption of Open Meeting

N/A

The annual meeting adjourned at 7:25pm.

The next Association quarterly meeting is tentatively scheduled for Wednesday, March 19, 2025 @ 6pm.

Respectfully Submitted,
Joseph Andrew DiRosa
President
January 8, 2025