# North Shore at Ridgely Manor Two Community Association, Inc.

Board of Directors Meeting Minutes
June 18, 2025, 6:00 PM
Williams Farm Recreation Center, 5252 Learning Circle
Virginia Beach, VA 23462

**Quorum established @ 6pm.**

**BOARD MEMBERS PRESENT**
Andy DiRosa - President
Patrick Henry - Vice President
Carlos Torres - Treasurer
Niki Bradshaw – Secretary

Also present, Kim Cox and Rachel Ricciuti of The Property Shoppe; NSRM Social Committee Chair Lorraine Moore, and NSRM1 President Burt Poague and NSRM2 Treasurer Louis Grever.

**BOARD MEMBER NOT PRESENT**
Jeff Shumate - At-Large

Meeting Called to Order @ 6:04pm by President DiRosa (second by Treasurer Torres)

Open Forum
Attendees discussed appreciation for newly installed aerators in Pond2 (but brought photo showing continued algae/dead growth); a continuing vehicle violation; and a property that needs hedges pruned. Also, issue of vehicles parking in wrong direction on public streets noted; VBPD CLO to be notified.

Minutes Approved
**Vice President Henry moved and President DiRosa seconded approval of the Meeting Minutes for the March 19, 2025 meeting and the December 12, 2024 (draft) annual meeting. Unanimously approved with noted change to composition of the Finance Committee.** (The Board similarly moved and voted to dispense with the reading of the Minutes.)

Management Report
Suggestion for a Management Reserve was made during the 6/11 NSRM1 HOA meeting.
Planned work leveling/hydroseeding Lambeth Island should begin within next week.

President's Comments
-Neighborhood party to be held Friday, June 20, 2025.
-Long-time NSRM1 board member announced plans to retire from Board in December.
-NSRM1 offered Birdhouse/Pole to NSRM2, possibly for newly-leveled Lambeth Island.

-Recent phone call with USDA Wildlife Services program—anyone feeding geese will undermine efforts to control the resident geese population. Also, adults will not travel where gooselings cannot follow, so even low barriers can help prevent presence.
-There has been progress with non-compliance issues—6 properties receiving letters for exposed trash/recycling bins appear to have addressed the issue and a property with persistent landscaping issues has performed landscaping and cleared bulk branches.
-Ridgely Manor HOA reported recent vandalism to their irrigation system on Wesleyan Drive.
-City Planning Commission voted 9-0 last week to approve Boyd Construction plans to redevelop Cypress Point Shopping Center to mixed use high-density rentals/limited retail. Boyd worked with zoning commission to set surface parking at 190 spaces *below* typical requirement for 365 rental units, which is a positive development. President DiRosa spoke at Planning Commission meeting stressing need for trees/landscaping, coastal design elements, and limiting the sea of black asphalt that marks Boyd's Nexus Apartments.
**-President DiRosa moved to create a joint document review committee consisting of Cal Master of NSRM1 and Bill Wagner and Andy DiRosa of NSRM2. Motion seconded by Secretary Bradshaw and unanimously approved by Board members present.** A similar measure was approved by the NSRM1 Board on 6/11. TPS to provide documents to committee members.
**-President DiRosa also asked TPS to check with Dragonfly/Pondworks on number of aerators recently installed in Pond2--contract called for 6, but bubbling is visible at only 5 locations.**

Treasurer's Report
-Treasurer Torres reported Association financed are healthy. NSRM2 has $78,000+ on hand as of end of May. To date in 2025, NSRM2 has provided $47,655 to NSRM1 for shared expenses; on pace to provide budgeted $95,000 for the year.
-Semi-annual HOA statements have been forwarded to owners electronically; payment due by July 1.

ACC Report
ACC member Henry noted ACC applications lack sufficient detail; checklist is being finalized.

Committee/Groups Updates
*Nominating Committee* (Patrick Henry [chair], Andy DiRosa, Jillian Swenson)-Nothing to report.
Finance Committee (Bill Wagner [chair], Carlos Torres, Kecia Warren)-Working with TPS on getting monthly reports.
*NSRM Social Committee* (Lorraine Moore [chair], Mark Moore, Harshad Barot, Tina Henry, Terry Grever, Louis Grever, Carlos Torres, Mary Kay Horoszewski, and Andy DiRosa)-Clarified with TPS and Board that the pending entrance brick work will take precedence over hanging of 4th of July wreath, if necessary (TPS to coordinate with vendor on start date for work).
*Crime Prevention Committee* (Andy DiRosa [chair and Neighborhood Watch coordinator], Steve Hebert, Carlos Torres, Bill Wagner, Drew Grant, Mark Moore, and Louis Grever [block captains]-Recent vandalism noted during the President's Comments. NSRM1 president noted he had recently asked a group of teenagers feeding geese at one of the bridges to move on.

*Communications Committee* (Chair Pam Dargan of NSRM1)-Nothing to report.

Old Business

Install of aerators in Pond2 completed, as noted TPS will confirm with vendor that all six of the contracted bubblers are installed and operational.
Erosion identified near Pond1 has been repaired.
Thirty trees along the ponds treated for caterpillar nests; 12 found to have active nests.
Earthscapes has been advised to maintain the pond grass at 12" trim level.
Lambeth Island work should begin by end of June.
TPS working to get estimate(s) for painting of entrance sign.
No action planned at this time to have ponds stocked with catfish.

New Business

Next meeting Wednesday, September 17, 2025, at 6pm.

**President DiRosa made a motion at 7:15pm to move into Executive Session to discuss non-compliance issues, personnel, and contracts; Treasurer Torres seconded and all Board members present voted to approve.** President DiRosa noted owners were welcomed to re-join the public meeting after the Executive Session concluded. No owners remained.

Upon conclusion of the Executive Session at 7:50pm, **President DiRosa moved to schedule six (6) Due Process Hearings; Vice President Henry seconded the motion and all present Board members voted to approve.**

**Vice President Henry moved to affect a change in composition of the ACC; Treasurer Torres seconded and all present Board members voted to approve.**

**The Board also provided written approval for two contracts—the brick repair at the entrance and trail promenade area (work pending) and erosion repair at Pond1 (work completed).**

At 8:05, Vice President Henry moved to adjoin the meeting; Treasurer Torres seconded and all present Members approved.