North Shore at Ridgely Manor Two Community Association, Inc.
Board of Directors Meeting Minutes
September 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
Carlos Torres – Treasurer
Niki Bradshaw – Secretary
Jeff Shumate – At Large

Also Present:
Several homeowners from NSRM1 & NSRM2

Board Member Not Present:
Patrick Henry – Vice President

Meeting Called to Order @ 6:03 by President DiRosa (second by Secretary Bradshaw)

Open Forum

- Attendees discussed appreciation for Earthscapes, the beautiful flowers and overall maintenance of the common grounds.

Minutes Approved

- President DiRosa moved and Treasurer Torres seconded approval of the Meeting Minutes for the June 18, 2025 meeting. Unanimously approved. (The Board similarly moved and voted to dispense with the reading of the Minutes.)

Management Report

- Suggest for using the communication tool Slack for HOA Board Communications

President's Comments

- Fall Festival Friday, September 19, 2025.
- Documentation Review Committee is in progress of reviewing documents for potential merger of NSRM1 & NSRM2.
- Annual Meeting December 11, 2025
    - Elections: Newly Elected – 3-year term
    - Nominating Committee is being pulled together

- NSRM2 was gifted a bird house by NSRM1
- Water Pooling on Lambeth Lane; blocks were moved to allow water to drain
- Geese are enjoying the seed on Lambeth Lane Island
- Earthscapes can apply geese repellant if necessary when they re-apply hydroseed.

Treasurer Report

- Association finances are healthy. We are on par with last year at this time with $99,140.31 on August 31, 2025.

- To date, NSRM2 has provided $71,483.25 to NSRM1 for Shared Expenses per the JOINT USE, OPERATION and EASEMENT AGREEMENT registered with the City of Virginia Beach on July 10, 2014. We are on target to pay a total of $95,311.00 for CY2025.

- We are currently planning on scheduling a joint use budget meeting with NSRM1 for the shared expense budget for 2026.

ACC Report

- Canvas for a 3rd ACC member
- Chair – 2 year term
- 2 current members – 1 year term

Committee/Groups Updates

Nominating Committee (Chair Patrick Henry, Andy DiRosa, Jillian Swenson)

Another member is needed

Finance Committee (Chair Bill Wagner, Carlos Torres, Jeff Shumate)

Meeting next Wed @ 1:00pm – notice will be emailed

Communications Committee

NSRM1 Chair Pam Dargan places 'Notice of Meeting' sign at the front entrance
Newsletters are handles by Pam Dargan
NSRM2 Andy DiRosa places 'Notice of Meeting' sign at front entrance
Newsletter is requesting local restaurant reviews

Social Committee (Chair Lorraine Moore, Carlos Torres, Andy DiRosa, Mary Kay Horoszewski, Harshad Barot, Mark Moore, Tina Henry, Louis & Terri Grever))

Fall decorations going up tomorrow Sept 19, 2025
Preparing a proposed budget for supplies

Crime Prevention Committee NSRM1 & NSRM2 (Steve Hebert, Louis Grever, Andy DiRosa, Mark Moore, Bill Wagner and Caros Torres)

Speed limit has been reduced on Ridgley Manor

US Fish & Wildlife Service Resident Canada Goose Nest & Egg (Burt Poague, Steve Hebert, Paul Baker, Louis Grever & Carlos Torres)

Registration Feb 2020-2025: this group works to lower our geese population and control the geese that do not migrate. The goal is to bring no harm to the geese.

NSRM1/NSRM2 Documents Review Committee (JUNE 2025: Volunteers: Kalpesh Master, Andy DiRosa, Bill Wagner)

Looking for volunteers to serve on the board/committees in 2026

Old Business

- Masonry work completed at front entrance and walkway retention wall.
- Lambeth Lane Island grading and hydroseed final work under review.

New Business

- Front entrance sign requires painting
- Erosion under the sidewalk that connects to the bridge at Pond 1.
- Plans to address various common area items (Pond 2 overflow pipe, irrigation leaks, plant shrubs around electrical box, sidewalk to trail, boardwalk and pond 2 bridge, common area next to 5524 FL to apply round up and new seeding)
- City sidewalk inspection completed in August to review storm drain cover, trip hazards, and needed repairs/replacement.
- Plans to have city trees trimmed in near future to prevent overgrowth
- Next Meeting: Thursday December 11, 2025

President DiRosa made a motion at 7:13pm to move into Executive Session to discuss non-compliance issues, contracts; Secretary Bradshaw seconded and all Board member present voted to approve. President DiRosa noted owners were welcomed to re-join the public meeting after the Executive Session concluded. No members remained.

Upon conclusion of the Executive Session @ 7:58, President DiRosa moved to proceed to actions to find in violation of basketball goal and trash can screen.

At 8:00pm At Large Shumate moved to adjoin the meeting, Treasurer Torres seconded and all present members approved.