North Shore at Ridgely Manor Two Community Association, Inc.
Board of Directors Meeting Minutes
July 8, 2026, 6:00 PM
@ Williams Farm Recreation Center, 5252 Learning Circle, Virginia Beach, VA 23462

Quorum established at 6:04pm.

BOARD MEMBERS PRESENT:
Patrick Henry - President
Peter Bondy - Vice President
Carlos Torres – Treasurer

Kim Cox represented The Property Shoppe (TPS). Burt Poague, president of the NS1 HOA BOD was among the attendees.

BOARD MEMBERS NOT PRESENT:
George Orr – Secretary
Jeff Shumate – At Large

Meeting called to Order at 6:04pm by President Henry (seconded by Mr. Torres and approved unanimously).

Ms. Cox advised the next quarterly BOD meeting is tentatively scheduled for Wednesday, August 26, 2026, at Williams Farm Rec Center, with NS1 meeting from 6-6:30pm and NS2 meeting from 7:30-8pm. Board members present advised this date should work with their schedules.

PRESIDENT'S REMARKS

President Henry reported the continued work of the NSRM proposed merger working group, noting the goal of moving forward by the Association annual meetings in December 2026. Treasurer Torres who heads the working group provided additional details, noting Bill Wagner and Andy DiRosa should be removed from the list of working group members and NS1 owners Burt Poague and Lois Grever be added. Five working group meetings have been held since March 2026 and two meetings were held with the NS2 association attorney, on April 23 and June 29, 2026. Working group member Paul Baker (NS1) then provided additional details on information sharing with the community regarding the proposed merger. Approval requirements would be as follows, based on existing Declaration requirements—NS1 has 93 lots and 75% of these owners must approve the merger (70 lots); NS2 has 86 lots and 66% of these owners must approve the merger (57 lots). Current planning calls for basing the proposed joint Declaration on the NS1 Declaration. In response to an attendee question, Ms. Cox confirmed the annual meetings, where Board officers are elected, require a quorum of 10% of Association members (lot owners) in order to conduct Association business. It was determined a merger would result in a quorum requirement of 17-18 owners, either in-person or by proxy.

President Henry noted continued work on securing bids from 3 vendors for necessary repairs to the overhang and two foot bridges in the communities. An NS1 owner who is a structural engineer has provided technical details being included in the bid requests. It is likely the first project would be replacement of the bridge at Stockwell Court (Lake 2 bridge).

President Henry concluded his comments by noting the resignation from the Board of At-Large member Jeff Shumate. President Henry opened the meeting to nominations from the floor for Association members interested in filling the seat for the remaining 5 months of the term (to December 2026). Hearing none, **President Henry moved to nominate Andy DiRosa and the motion was seconded. Board members present voted unanimously to approve the nomination.** Mr. DiRosa offered to fill the role of Secretary if current Secretary Orr is amenable.

TREASURER'S REPORT

Mr. Torres noted Association finances continue in good shape. NS2 has to date provided $47,655 to NS1 for shared expenses and is on pace to provide NS1 a total of $95,311 for the year. Mr. Torres also noted a mid-year review indicated the NSRM Social Committee is on-target for annual spending.

COMMITTEE REPORTS

Social Committee chair Moore noted the FallFest is scheduled for September 25, 2026.

ACC members Henry and DiRosa provided brief updates on ongoing ACC applications and reviews.

Crime Prevention chair DiRosa noted the annual National Night Out will take place on Tuesday, August 4, 2026, from 6-8pm. TPS will confirm with Earthscapes if the Lambeth Island community space can be used.

OLD BUSINESS

TPS will review NS1 and NS2 Board approvals to move forward with proposed painting of the black portions of the NSRM entrance sign.

NEW BUSINESS

None beyond that previously discussed.

OPEN FORUM

Owners inquired about status of a vacant lot on Battersea Court and were provided a current status update.

EXECUTIVE SESSION

President Henry moved to move into Executive Session @ 6:55pm to discuss delinquencies, contracts/proposals and possible violations. The motion was seconded by Treasurer Torres and the Board voted unanimously to move to Executive Session.

President Henry made a motion to move back to public session at 7:26pm. The motion was seconded by Treasurer Torres and the Board voted unanimously to close Executive Session and return to public session. **President Henry moved to approve posting of NO TRESSPASSING signs at the five walking trail entrances, Mr. DiRosa seconded the motion and the Board members present unanimously approved, noting that the NS1 Board had previously voted to approve the signs.** President Henry moved to adjourn the meeting at 7:34pm and the motion was seconded and unanimously approved.

(Please note, significant Board motions and votes are in **bold** for ease of reference.)

Respectfully Submitted by
Joseph Andrew DiRosa
July 9, 2026 / Final submitted July 21, 2026