

Tidewater Annual Meeting Minutes – January 2025

Meeting Time: **2pm January 12th 2025**

Meeting Location: **7100 New Albany Links Dr, New Albany OH 43054**

Required Attendees: Board Members: Sam Rufo, Sarah Chatterjee, Bridget Shoemaker. 3 Homeowners were also present, along with Jen Grooms, Senior Association Manager, NAI Ohio Equities

1. Meeting called to order - 2.07pm
2. Introductions of current board members and new management company, NAI OE
3. Annual Meeting Minutes 2024 – read and reviewed. Sarah made the motion to approve, Bridget 2nd, 6-0 AYE
4. 2024 Review-
 - a) Property sales in the community averaged \$778,000 in 2019, they are now between \$996,000 and \$1,100,000
 - b) 49 trees were added along Central College Rd to add privacy
 - c) Fencing – repair, replacement and painting of fencing as needed
 - d) City Involvement, neighborhood community events and communication between the various entities
5. Financials-
 - a) 2024-ended the year with a \$2,000 surplus
 - b) 2025-\$58,500 total dues will be collected, landscaping remaining the biggest item
 - c) 13 ARC submissions were made and 5 new homeowners were welcomed to the community
6. Old Business – N/A
7. New Business – concerns with speeding through the community were addressed, suggestion to report to Officer Warner
8. Elections – by acclamation, Sam Rufo will continue as President and Bridget Shoemaker as Secretary
9. Adjournment – 2.51pm
10. Next Annual Meeting – January 11th, 2026 at 3pm

Respectfully submitted – Jennifer M. Grooms