Ghent Square Community Association
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GHENT SQUARE COMMUNITY ASSOCIATION
Board Meeting Minutes
December 8, 2025 at 6 pm

The 50th Annual Meeting of the members of Ghent Square Community Association (GSCA) was held on Monday, December 8, 2025, at The William School, 419 Colonial, Norfolk, Virginia, pursuant to written notice dated September 25, 2025.

WELCOME AND INTRODUCTION OF SPECIAL GUEST- Steve Roche called the meeting to order at 6:02pm. He welcomed everyone and introduced our guest speaker, Jeremy McGee, City Councilman for the City of Norfolk. Mr. McGee represents Ghent Square as part of Super Ward 6 in Norfolk. He presented information on several topics including security, staffing, 911 calls, streetlights, homelessness, landscaping, traffic, McArthur Mall, the casino, Amtrak, floodwall project and bike lanes. Overall, crime is down in Norfolk in all categories. There is little incentive for Dominion Energy to work quickly on replacing streetlights with LED as their contract is up for renewal, but there are no other choices for electricity services in the Norfolk area. To the extent possible, the city is offering hotel services for homelessness through the Norfolk Task Force. Staffing for Norfolk positions is still a big issue for the city. A question was asked about the Maury High School stadium plans and Mr. McGee responded that there are no plans for the stadium or the natatorium.

INTRODUCTION OF BOARD OF DIRECTORS- The current BOD candidates were introduced along with an announcement that all positions were up for re-election. In 2024, there were 3 positions up for renewal, but because we did not meet quorum, the 2024 positions were advanced to 2025 (1 year) and would be on the ballot in 2025 to complete the second year of their term (2024-2026). At the 2025 annual meeting, 4 positions were on the ballot for the 2025-2027 term period. Jim Gehman was not seeking re-election this year.

ROLL CALL (OR DETERMINATION OF QUORUM) Steve Roche announced that we did meet quorum for the annual election of the BOD. Ballots were being counted for the election.

MINUTES OF THE 2024 ANNUAL MEETING Steve Roche motioned to approve the minutes from the December 2, 2024, Annual Board of Directors meeting. It was seconded and unanimously approved.

SECURITY REPORT Jim Gehman provided the security report. Little crime had occurred in Ghent Square and it continues to be a safe place to live, overall. Recommendation was made for everyone to keep their exterior lights on to help deter crime.

FINANCE REPORT Jim Gehman presented 2026 Budget included in the Annual Meeting mailer that was mailed to members on November 11, 2025. The motion to accept the 2026 budget was made, seconded, and unanimously passed.

EXCESS OPERATING FUNDS- Jim Gehman, Treasurer, made a motion to transfer excess operating income from 2025 to the 2026 Reserve Fund. The motion was seconded and approved.

HOMEOWNER'S FORUM: No homeowners chose to present information.

ELECTION RESULTS Mr. Roche presented election results. Three members, Meryl Mulligan, Tanja Korpi and Susan Loiterman were voted in to complete their second-year term. These positions will be up for re-election for a 2-year term in 2026. Steve Roche, Jon Davis, Nancy McMahon and Francine Blend were elected for a 2-year term, 2025-2027.

THANK YOU'S AND ADJOURNMENT Mr. Roche thanked The Williams School for hosting our meeting, Committee members and committee chairs for all their work during the year, office staff, and Board members.

There being no further business, Mr. Steve Roche motioned to adjourn the meeting at 7:05 P.M. Seconded. It was approved. The 2026 Annual Meeting will be announced in the fall of 2026.

A brief meeting of the new board was held and officers were named: Steve Roche, President, Jon Davis, Vice President, Nancy McMahon, Treasurer.

Respectfully submitted for the President, Steve Roche.

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Francine Blend, BOD member