



Virtual Board of Directors Meeting Tuesday, December 17th, 2024, at 12:00 p.m.

Virtual Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 260 950 939 525 **Passcode:** oS9Wv6xb

Call In Option (Audio Only)

Number: +1 323-433-2148 **Conference ID:** 400 330 354#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Matthew Dawson, President
 - Dustin Warren, Vice President
 - Darren Thompson, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Sean Corcoran, Director of Operations
 - Caspar Sullivan, Association Manager
 - Ashton Barnes, Assistant Association Manager
 - Rebecca Reach, Account Manager
- Approval of December 2023 Board Meeting Minutes
- Financials
 - October 2024 Balance Sheet & Income Statement Summary
 - Review & Approve 2025 Proposed Budget
- Association Updates
 - Old Business
 - New Business
- Adjourn Open Session / Homeowner Q&A
- Executive Session
 - Compliance Overview
 - Acknowledgement of Compliance Fees/Fines
 - Delinquency Review & Vote
 - Ratification of Email Votes
- Adjourn Executive Session

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