



Virtual Board of Directors Meeting

Thursday, November 6th, 2025, at 7:30 p.m.

Virtual Microsoft Teams

[Join the meeting now](#)

Meeting ID: 267 110 715 127 4 Passcode: BJ7Hd285

Call In Option (Audio Only)

Number: +1 323-433-2148

Conference ID: 932 265 809#

Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Bryanna Humphrey, Vice President
 - Abbey Connors, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Donna Mascaro, Association Manager
 - Darlene Merritt, Assistant Association Manager
 - Sarah Adames, Accounting Manager
- Approval of August 2025 Board Meeting Minutes
- Eric Zinsitz resigned on October 9, 2025
- Financials
 - August 2025 Balance Sheet & Income Statement Summary
- 2026 Proposed Budget
 - Board vote to “officially” approve the 2026 budget
- Mandatory Security Policy
 - Board vote to “officially” approve this policy
- Community updates
 - Pond / Beavers
- Old and 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

Essex Association Management, L.P.

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