



Virtual Board of Directors Meeting

Thursday, November 20th, 2025, at 6:30 p.m.

[Join the meeting now](#)

Meeting ID: 233 711 260 309 0

Passcode: RD27cE2A

Call In Option (Audio Only)

Number: +1 323-433-2148

Conference ID: 476 406 709#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Jeremy Danforth, President
 - D Ming, Vice President
 - Ruth Kasten Jospeh, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Victor Corcoran, Association Manager
 - Holly Belvin, Account Manager
 - Rosie Rosenthal, Administrative Assistant
- Financial Review
 - Review September 2025 Income Statement and Balance Sheet
 - 2026 Budget Approval
- Community Updates
 - Old Business
 - New Business
 - Policy Updates- Review/Adopt; File if approved:
 - **Assessment Collections Policy** — (outdated, mandatory)
 - **Fine & Enforcement Policy** — (outdated, mandatory)
 - **Security Measures Guidelines** — (outdated, mandatory)
- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines and/or Self-Helps
 - Compliance Overview
- Adjourn Executive Session

Telephonic meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.windhavencrossingtownhomes.com under the "Contact Us" tab.

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