



Virtual Board of Directors Meeting

Thursday, November 21st, 2024 at 3:00PM

Virtual Microsoft Teams Meeting

[Click here to join meeting](#)

Meeting ID: 225 817 789 401 Passcode: Dsr4Dy

Call-in Option (Audio Only)

Dial-In: 323-433-2148 Conference ID: 521 082 899#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Mathew Dawson, President
 - Vacant, Vice President
 - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Association Manager
- Financial Review
 - Review September 2024 Balance Sheet and Income Statement
 - Approve 2025 Proposed Budget
 - 10% Assessment Increase from \$237.19/mo. to \$260.91/mo. effective January 1, 2025.
- Approve 2nd Amendment to the Bylaws
 - Increase the Board of Directors to 5 and elect 3 homeowners, keeping the existing 2 Declarant members.
- Community & Board Updates
- Adjourn Open Session
 - Homeowner Q&A
- Executive Session
- Adjourn Executive Session

Essex Association Management, L.P.

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<https://windhavencrossingtownhomes.com>