



In-Person Board of Directors Meeting

Thursday, March 21st, 2024, at 6:00 p.m.

Location

Prosper Town Hall
Community Room
250 W. First Street, Prosper, TX 75078

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Jeremy Whisler, President
 - Greg Wielgus, Vice President
 - Eric Hopes, Secretary
 - Nathaniel Dean, Treasurer
 - Eugene Merlinsky, Member at Large
- Introduction of Essex Association Management, L.P. Representatives
 - Caspar Sullivan, Community Association Manager
 - Essex Support Staff
- Approval of December 2023 Board Meeting Minutes
- Financials
 - 2023 Year End Balance Sheet & Income Statement Summary
 - January 2024 Balance Sheet & Income Statement Summary
- Old Business
- New Business
 - Adopt / Amend Policy Changes
 - **Not Required but Highly recommended be Amended/ Adopted**
 - Amend – Records Production & Copying Policy
 - Adopt – Email Registration Policy
 - Adopt – Generator Policy
 - Adopt – Lightning Rod Policy
 - Adopt – Pandemic Policy

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- Adopt – Community Wide Standard Policy
 - Adopt – Drones and Unmanned Aircraft Policy
 - **The results of adopting / amending recommended policies will be decided in the meeting.**
- 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