



Board of Directors Meeting **Monday, December 11th, 2023, at 6:00 p.m.**

Virtual Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 273 037 034 264 **Passcode:** wxbGMZ

Call In Option (Audio Only)

Number: +1 323-433-2148 **Conference ID:** 994 883 923#

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 August 2023 Meeting Minutes
- Financials
 - October 2023 Balance Sheet & Income Statement Summary
 - Review and Approve 2024 Proposed Budget
- Old Business
- New Business
 - Adopt / Amend Policy Changes
 - **State Mandated Policies to be Amended / Adopted**
 - Amend – Collections / Payment Plan Policy
 - Amend – Enforcement Policy
 - Adopt – Security Measures Policy

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- **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
 - 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 / Fining Policy
 - Delinquency Review & Vote
- Adjourn Executive Session