



Virtual Board of Directors Meeting

Wednesday, October 29th, 2025 at 10:30AM

Virtual Microsoft Teams Meeting

[Join the Meeting](#)

Meeting ID: 230 042 458 378 3 Passcode: Zm94qh7t

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 116 819 374#

Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Rome Barnes, President
 - Dustin Warren, Vice President
 - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Liberty Richburg, Association Manager
 - Darlene Merritt, Assistant Association Manager
 - Jack Trigiani, Accounting Manager
- Financial Review
 - 3rd Quarter Financials
 - Approve Proposed 2026 Budget
- Community / Developer Updates
- Adjourn Open Session
 - Homeowner Q & A
- Executive Session
 - Compliance Overview
 - Acknowledgement of Compliance Fees/Fines
 - Delinquency Review
- Adjourn Executive Session

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