



Rescheduled- Virtual Board of Directors Meeting Wednesday, December 6, 2023, at 3:00 p.m.

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 220 636 404 266 Passcode: gZE2sn

Or call in (audio only)

Number: +1 323-433-2148 Conference ID: 737 605 334#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Aaron Ipour, President
 - Zack Ipour, Vice President
 - Sean Corcoran, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Bret Hennington, Community Association Manager
 - Julie Dodd, Account Manager
 - Essex Support Staff
- Financial Review
 - September 2023 Balance Sheet and Income Statement Summary
 - Approve 2024 Proposed Budget
- Old Business
- New Business
 - Adopt / Amend Policy Changes

- **State Mandated Policies to be Amended/ Adopted**

Essex Association Management, L.P.

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www.huntingtonvillastoa.com



- Amend- Collections/ Payment Plan Policy
- Amend- Enforcement Policy
- Adopt- Security Measures Policy
- **Not Required but Highly recommended be Amended/ Adopted**
 - Amend- Records Production & Copying Policy
 - Amend- Email Registration Policy
 - Adopt- Generator Policy
 - Adopt- Lightning Rod Policy
 - Adopt- Pandemic Policy
 - Adopt- Community Wide Standard Policy
 - Adopt- Drones and Unmanned Aircraft Policy
- Adjournment

Virtual 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.huntingtonvillastoa.com under the "Contact Us" tab.