



Virtual Board of Directors Meeting

Wednesday, November 19th, 2025 at 5:30PM

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 221 505 014 670 21 Passcode: gE9U9ie2

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 338 484 187#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - o Vijay Chand Mannava, Vice President
 - o Angelas Guillory, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - o Luke Skinner, Community Association Manager
 - o Darlene Merritt, Assistant Association Manager
 - o Julie Dodd, Accounting Manager
 - o Essex Support Staff
- Financial Review
 - o September 2025 Balance Sheet & Income Statement Summary
 - o 2026 Budget Approval
- Community Updates
 - o Old Business
- Adjourn Open Session
- Executive Session
 - o Delinquency Review
 - o Compliance Overview/Fining Policy
 - o Acknowledgement of Fines and/or Self-Helps
- Adjourn Executive Session

Essex Association Management, L.P.
4570 Westgrove Dr, Suite 230
Addison, TX 75001
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://huntingtonvillastoa.com>