



Virtual Board of Directors Meeting

Wednesday, October 29th, 2025 at 1:00PM

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 217 277 144 293 7 Passcode: cL3sg3Hd

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 928 038 266#

Draft Agenda

Establish Board Quorum

- Call Meeting to Order
- Introduction of the Board of Directors
 - o Justin Zuniga, President
 - o Chris Stratta, Vice President
 - o Justin Jago, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - o Liberty Richburg, Community Association Manager
 - o Darlene Merritt, Assistant Association Manager
 - o Jack Trigiani, Accounting Manager
 - o Essex Support Staff
- Financial Review
 - o August 2025 Balance Sheet & Income Statement Summary
 - o 2026 Budget Approval
- Community Updates
 - o Old Business
 - o New Business
- Adjourn Open Session
- Executive Session
 - o Delinquency Review
 - o Ratify Fee Waivers
 - o Acknowledgement of Fines and/or Self-Helps
 - o Compliance Overview/Fining Policy
- Adjourn Executive Session

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030 Fax: (469) 342-8205

<https://celinaedgewoodhoa.com>