

CYPRUS VILLAS

Homeowners Association

Board of Directors Meeting

Tuesday, November 28th, 2023, at 6:00 p.m.

Microsoft Teams Meeting

Meeting ID: 271 843 525 061

Passcode: CABrat

Or call in (Audio Only): 323-433-2148

Phone Conference ID: 723 174 633#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - David Twu, President
 - Amanda Bui, Vice President
 - Gary Murtha, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Community Association Manager
 - Christina Duarte, Assistant Community Association Manager
 - Holly Belvin, Account Manager
- Financial Review
 - September 2023 Balance Sheet & Income Statement Summary
 - Review and Approve 2024 Proposed Budget
- Community & Board Updates
 - Old Business
 - New Business
- State Mandated Policy Changes
 - Amend- Collections/ Payment Plan Policy
 - Amend- Enforcement Policy
- Adjourn Open Session
 - Homeowner Q & A
- Executive Session
- Adjourn Executive Session

Telephonic 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.cyprusvillashoa.com under the "Contact Us" tab.

Essex Association Management, L.P.

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