

Virtual Board of Directors Meeting

Thursday, November 13th, 2025 at 6:00PM

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 216 366 459 616 1 Passcode: fW3G69Nu

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 302 893 810#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - o David Twu, President
 - o Wei Shi, Vice President
 - o Brian Ongaro, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - o Donna Mascaro, Community Association Manager
 - o Darlene Merritt, Assistant Association Manager
 - o Sarah Adames, 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
 - o New Business
 - o Resolution to Adopt New or Amended State Policies
- 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

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

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

<https://cyprusvillashoa.com>

CYPRUS VILLAS
Homeowners Association

- Adjourn Executive Session

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