



Virtual Board of Directors Meeting

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

Virtual Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 298 134 513 192 Passcode: Q7Z39zs3

Call-in Option (Audio Only)

Dial-In: 323-433-2148 Conference ID: 429 853 239#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Maharshi Aekkati, President
 - Seiichi Fujii, Vice President
 - Peter Darabaris, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Sr. Association Manager
 - Gabi Ondziel, Assistant Association Manager
 - Sarah Adames, Account Manager
- Approval of July 2025 Board Meeting Minutes
- Financial Review
 - August 2025 Balance Sheet & Income Statement Summary
 - 2026 Budget Approval
- Community Updates
 - Old Business
 - New Business
 - Adopt Guidelines for Security Measures Policy
 - Adopt Records Production, Copying, and Retention Policy
 - Adopt Display of Certain Religious Items Policy

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://winnridgehoa.com>



- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines and/or Self-Helps
 - Compliance Overview
- 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://winnridgehoa.com>