

# VILLAS OF MIDDLETON

T o w n h o m e O w n e r s A s s o c i a t i o n

## Virtual Special Board of Directors Meeting

Wednesday, April 30, 2025, at 11:00 a.m.

Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 264 707 958 0263 Passcode: 58xE9Y34

Or call in (audio only)

Number: +1 323-433-2148 Conference ID: 286 419 177#

### Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
  - Abid Abedi, President
  - JJ Singh, Vice President
  - Ray Jaffrey, Secretary
- Guest Introduction
  - Leslie Pelley, Authorized Declarant Representative
- Introduction of Essex Association Management, L.P. Representatives
  - Bret Hennington, Community Association Manager
  - Julie Dodd, Account Manager
  - Essex Support Staff
- Approval of October 2024 Board Meeting Minutes
- Financial Review
  - February 2025 Balance Sheet & Income Statement Summary
  - Amend the 2025 Budget Regular Assessment/ Insurance Assessment
- Adjourn Open Session

*Virtual 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.villasofmiddletonhoa.com](http://www.villasofmiddletonhoa.com) under the "Contact Us" tab.*

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