

THE ESSEX PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
June 11, 2026

- I. Roll Call – The June 11, 2026, meeting of the Essex Place Condominium Association Board of Directors was called to order at 7:10 pm by Manager, Melissa Errickson
Board members present: Joe Letteri, Drew Higgins, Verlyn Gibbons, Nick Puvogel & Danielle Lawrence
Board members absent: None
Also present: Melissa Errickson, Pin Oak Community Management, LLC
Residents Present: sign in sheet attached.

- II. **General Business**
 - a. Approval of April 9, 2026 minutes – Drew motioned to accept the minutes with changes as noted, Nick 2nd, All in favor.
 - b. Melissa reviewed the Cash Position – Total Cash Position as of May 31, 2026 - \$1,421,094.26

- III. **Old Business**
 - a. Tot Lot Grand Opening Party- Melissa stated to the residents present that the Board will be hosting a Tot Lot Grand Opening Party on June 13th.
 - b. Phase 3 (Grenwich) Shrub Replacement – Melissa walked with the Landscaper and Board to determine the shrubs to be removed and replaced for the final phase of the project. Lindy's submitted a bid for the work discussed during the walk. The board reviewed the proposal, Nick motioned for all work as proposed but #6 listed on proposal, Drew 2nd all in favor.
 - c. Power Washing & Painting Phase 4 – Melissa presented the board with quotes for power washing and painting of Phase 4. Power washing proposal contained Phase 4 along with north facing sides of buildings that get abundance of mildew as well as the fence line that divides Essex from Renaissance.

- IV. **New Business**
 - a. Electric Car Charger - A resident submitted a request for the board to look into allowing an electric car charger to be installed in the community. The board reviewed the request and documentation the residents provided in regards to this and after a thorough discussion they voted that this installation would not be permitted due to the liability issues it could potentially cause for the community.

- V. **Open Forum**
 - a. Kids riding bikes and e bike throughout the community need to be addressed for their safety as well as older kids just hanging around tot lots should not be permitted.

Being no other business, the open portion of the meeting was adjourned at 8:00 pm.

Respectfully submitted,
Melissa Errickson, Manager