Annual Election Meeting Minutes
The Pinnacle Townhomes Owners Association, Inc.
July 17th, 2024

Name	Title	Present
Alison Benton	President	Y
Ryan Kozak	Vice President	Y
Mikayla Jacob	Secretary	Y

Present from Essex Association Management, L.P.:
Al Silva, Sr. Association Manager
Christina Duarte, Assistant Association Manager
Leticia Gramajo, Association Manager

Meeting Type and Location:
Board of Directors Meeting
Virtual meeting via Microsoft Teams
July 17th, 2024 @ 6:00 pm

Verified all present could hear and reply via Microsoft Teams; Established Board Quorum with three (3) Board Members present.

Meeting called to order by Al Silva at 6:09 p.m.

Introductions:

Al Silva introduced the Board of Directors and Essex Association Representatives who were present. An explanation of the meeting, structure, and process was given to the homeowners.

Proof of Meeting Notice:
Al Silva presented the proof of Notice for the Annual Election Meeting that was sent on July 3rd, 2024.

Financial Review:

The **May 2024 Balance Sheet & Income Statement Summary** was presented and reviewed in its entirety, explaining each line item, and clarifying any significant variances presented. Ara Minassian asked questions regarding the Notes Payable on the Income Statement and the association with property purchased in the Pinnacle. Al Silva will check with the Resale Team at Essex and get back to Ara directly.

Board Candidates for Election:

- Mikayla Jacob
- Ara Minassian

Election Results:

The New Class A Members Elected by Ballot	
Mikayla Jacob	**Ara Minassian**

Mikayla Jacob motioned to adjourn the Board Meeting. Ara Minassian seconded motion. Motion so carried. Meeting Adjourned at 6:32p.m.

Additional Comments:
Introduction of Leticia Gramajo as the new Property Manager.
Scheduling of a Board Member transition meeting was proposed for August 7th, 2024.

_____   _____

Signature of Secretary or Board President   Date

Minutes Prepared by: Christina Duarte, Essex Association Management, L.P.,
On behalf of The Pinnacle Townhome Owners Association, Inc.