



Note: “New Date, Time and Location”

“Rescheduled” Annual Meeting of the Members

Tuesday, March 18th, 2025, at 4:00 p.m.

The Keith Bell Opportunity Center “OC”

“Theater Room (East Entrance)”

680 Innovation Blvd, Forney TX 75126

Draft Agenda

- 4:00 p.m. – 5:00 p.m. | **Guided Tour of “OC”**
- 5:00 p.m. – 6:00 p.m. | **Meet and Greet** (Theater Reception Area)
 - Attendees: Homeowners, Board of Directors, Committee Members, and Constables
- 6:00 p.m. | **Official Meeting** (Meeting Room)
 - Establish Quorum (10%)
 - Call Meeting to Order - Proof of Notice
- **Introduction of Essex Association Management, L.P. Representatives**
 - Dean McSherry, Senior Association Manager.
 - Victor Corcoran, Assistant Association Manager.
 - Robert Larin, Senior Administrative Assistant.
 - Gabi Ondziel, Administrative Assistant.
- **Board Members Updates**
 - Retirement of RL Lemke - Appointment of Steve Maglisceau as President
 - Resignation of Alyson Whitworth - Appointment of John Kirk
 - Current Board Members:
 - Ron Corcoran
 - John Kissling
 - Matt Scharman
- **Committee Introductions**
 - Advisory Committee Members

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



- Leasing Committee Members
- **Law Enforcement Introduction & Crime Report**
 - Short Q&A
- **Opportunity Center “The OC” Overview**
 - Andrea Aquilera, Randy Cline
- **Review of 2023 Annual Meeting Minutes**
- **Financial Review**
 - December 2024 Balance Sheet & Income Summary Statement
- **HOA Structure Overview**
 - Timeline Schematic: Developer ➔ Builder ➔ Homeowner ➔ HOA
- **Community Updates**
 - Completed Projects
 - Presentation of original map and historical timeline
 - Projects in Progress
 - Current number of homes
 - Updated community map
 - Fencing Updates (Before and after images showcasing improvements)
 - Developer Updates
 - Other Updates
 - Leasing Updates (Report from Leasing Committee & Discussions on Leasing restrictions)
- **New Initiatives**
 - A/R Assessment Collection Late Fee Forgiveness Program (Announcement of the Program effective April 2025)
- **Other Reports**
 - Compliance Overview / Fining Policy
 - Web Submissions
- **Homeowner Q & A**
- **Adjournment**