

**Board of Directors Meeting Minutes**  
**Barcelona Homeowners Association, Inc.**  
**Wednesday, June 11, 2025**

**Present from Essex Association Management, L.P.:**

Cinnamon Anderson, Senior Community Association Manager  
Kennedy Middlebrooks, Assistant Association Manager  
Xandrea Rhodes, Administrative Assistant

**Present from Board Members:**

Birendra Kumar, President- Present  
Shalin Shah, Vice President- Present

**Meeting Type and Location:**

Board of Directors Meeting

**Virtual via Teams**

**Wednesday, 06/11/2025 @ 6:00 pm**

**Meeting called to order by Cinnamon Anderson at 6:05 pm.**

**Quorum has been established.**

**Introductions:**

Cinnamon Anderson introduced the Board of Directors and Essex Association Representatives.

**Financial Review:**

- Cinnamon Anderson reviewed the **December 2024 Year-End Balance Sheet & Income Statement** Summary explaining any significant variances.
- Cinnamon Anderson reviewed the **April 2025 Balance Sheet & Income Statement** Summary explaining any significant variances.
  - Birendra wanted to clarify that the HOA is currently showing under budget, but it will not look the same by the end of the last quarter due to projects still in progress and how expenses can change month-to-month.

**Community & Board Updates:**

- Townhall and Pool Building Roof Replacement
- Gutter Replacement
- Common Area Landscaping
- Seasonal Décor
- Monument Lighting Enhancements
- Pool Area Repairs and Upgrades
- Bench Installations (Phase 1-3) in Progress

**Election Results**

- **Amit Kapur- 63 Votes- [Term 6/11/25-6/11/27]**
- **Birendra Kumar- 56 Votes- [Term 6/11/25-6/11/27]**
- **Rajesh Kumar- 49 Votes- [Term 6/11/25-6/11/26]**

**Open Meeting Completed, Cinnamon Anderson moved to adjourn the meeting. Board Member Birendra motioned to approve; Board Member Shalin seconded the motion. Motion Carried. Meeting adjourned at 6:57 p.m.**

#### **Homeowner Q&A**

**Q: Insurance claims for townhomes or in general?**

**A:** Claim was established mainly for the Townhomes

**Q: Does anyone know how many houses/townhomes are in Barcelona?**

**A:** There are 321 single family homes and 80 townhomes.

**Q: Any additional pet trash cans being installed?**

**A:** Pet trashcans were installed and removed due to non-homeowners utilizing the stations causing a financial loss for the HOA. We will bring this feedback to the Board for consideration.

**Q: Can you clarify the parking on street policy? It's still in the bylaws but not enforced.**

**A:** Essex follows CCRs, Bylaws and State Law. The HOA is very limited as far as what we can do about parking because the streets are public so please ensure you are parking on the correct side of the street, or you may get cited by the police. Try to stay about 25 feet from any intersections or stop signs. CCRs typically include prohibitions from parking inoperable vehicles or unregistered vehicles. Please use your garages appropriately. If you have any concerns, please contact the city for more information or enforcement.

**Q: How long is the existing contract for landscaping for townhomes? How often does the association ask for quotes to look for price reduction?**

**A:** Our contract expires soon and renews annually. We bid the contracts out and it is recommended to bid them out every 1 to 2 years. Essex is currently bidding out the pool contract and preparing the RFP for the landscape contract.

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Signature of Secretary or Board President

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Date

**Minutes Prepared by:** Xandrea Rhodes, Essex Association Management, L.P.,

On behalf of Barcelona Homeowner's Association, Inc., Board of Directors