

Virtual Townhall Meeting of the Members

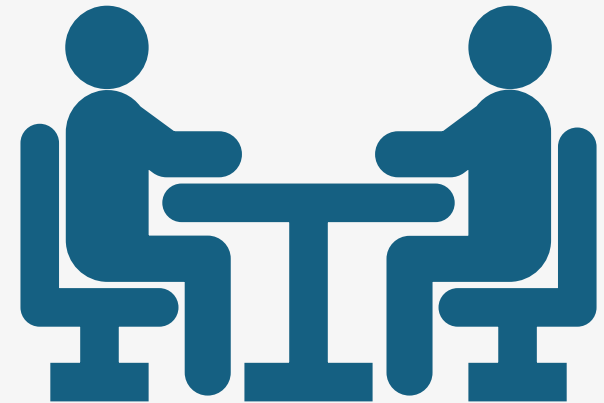
- Wednesday, May 21st, 2025, at 6:00 pm
- Meeting ID: 280 848 105 514 2
- Passcode:gv2xs2gG
- +1 323-433-2148,,523878012#
- Phone conference ID: 523 878 012#



<https://www.sohosquarehoa.com>

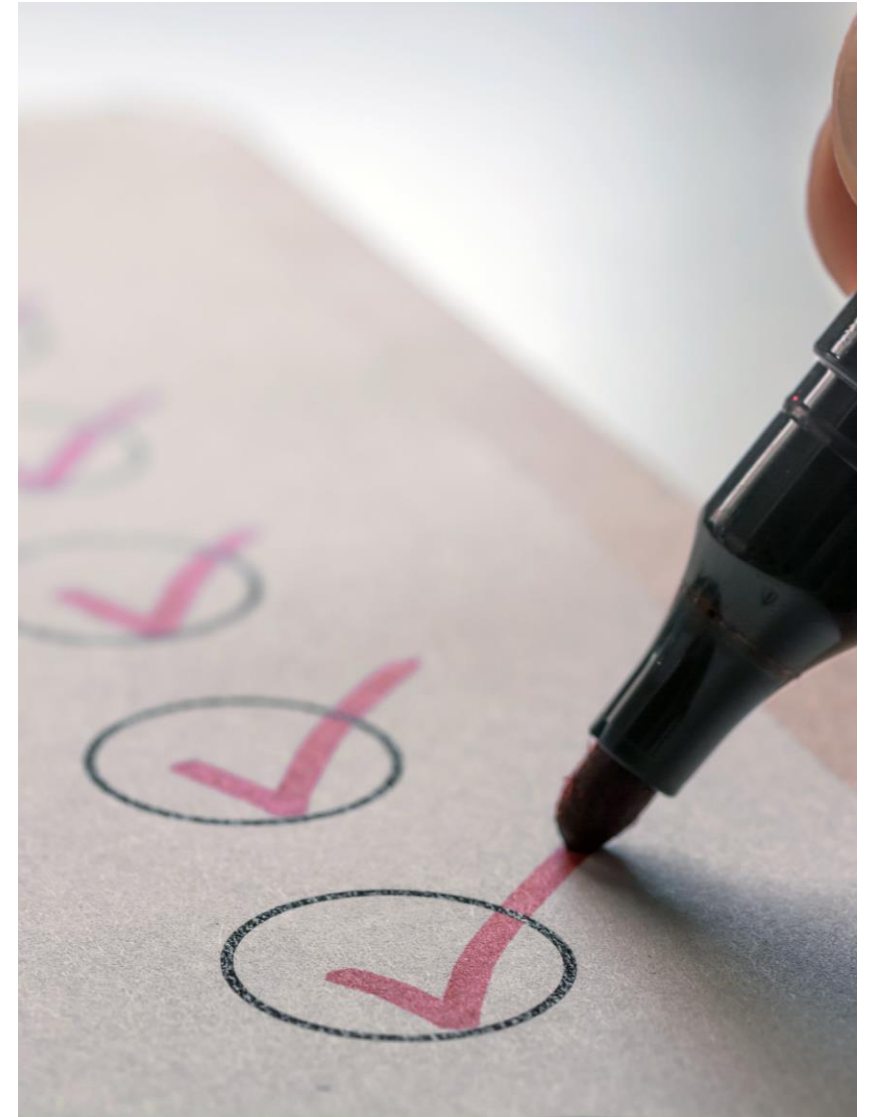
Meeting Conduct

- Meeting is for informational purposes only; no official business will be conducted.
 - Meeting will be conducted in an organized and respectful manner.
 - Only one person should speak at a time.
 - To ask a question, raise your hand and you will be called upon to speak or you may submit it in writing via the meeting chat or web submission.
 - All participants are expected to maintain appropriate and respectful behavior.
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- **Thank you for joining us – we appreciate your participation.**
 - **Let's make this a productive meeting!**



Agenda

- Call Meeting to Order
- Introduction of Soho Square Advisory Committee Members
 - Karimah Seals
 - Mark Laster
 - Brett Garner
 - Dr. Barry-Lewis Harris II
 - Misty Spracklen
 - Roberty McMurrey
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Manager
 - Xandrea Rhodes, Administrative Assistant
- Community Updates
- Homeowner Q & A
- Adjourn



Community Updates



- Security Guard: Schedule has changed to 2:00 PM – 10:00 PM, 7 days a week. A weekly maintenance check will be performed, with updates sent to management. Fall/Winter months the schedule will return to overnight patrol.
- Flock Safety Cameras:
 - Installed: 2 license plate readers (1 at each entrance) and 1 wide-angle camera.
 - Exploring the addition of another camera at the back entrance.
 - Owner opt-out discussions ongoing.
- Amenity Center Improvements:
 - Dead plant material removed
 - Mulch installed
 - Trees and shrubs trimmed
 - Trash cans and pet stations added around the center and common areas
 - Ping pong table replaced
- Maintenance & Repairs:
 - Streetlight and irrigation repairs completed
 - Interior painting, simulator wall repairs, and various upgrades performed by Megatel
- Topics Under Review:
 - Landscaping near the model home
 - Amenity Center repair costs – Outdoor Landscape Speakers \$8,264.28
 - Parking/Towing enforcement – pending review and decision by the Declarant Board
 - Questions about gating the community

Soho March 7th, 2025 System Check-Up

<u>Upon Arrival:</u>	<ul style="list-style-type: none">* Building #1 Lockbox was missing <u>it's</u> key (Lockbox Code: 2020)* Building #2 Lockbox was fine; key inside (Lockbox Code: 2020)
<u>Elan System:</u>	<ul style="list-style-type: none">* Firmware 8.8.605 (running well; all items showed "green" condition)
<u>Cameras:</u>	<ul style="list-style-type: none">* All cameras reported in and working fine.
<u>Networking/Wifi:</u>	<ul style="list-style-type: none">* All 6 networking items were up-to-date and working fine. <p>(Router, Fitness Area AP, Bowling Alley AP, Outside Pool AP, Game Room AP & Dining Room AP)</p>
<u>Fitness Area:</u>	<ul style="list-style-type: none">* All 3 TVs and Cable Boxes tested fine. Each tv's audio was able to play through in the <u>in ceiling</u> speakers in the Fitness Area. <p>(Note: someone turned down the volume on the Left Sony TV; easily adjusted and raised back up to allow it to play through the speakers in the Fitness Area. Also note that cable boxes will often get powered down because of a storm and not automatically turn back ON. HTD has placed a "Cable Box Power Button" on each screen when it was originally installed to allow the end user to turn on the cable box without having to get behind the TV.)</p> <ul style="list-style-type: none">* All <u>in ceiling</u> speakers were working fine.* The in-wall subwoofer's amplifier was making a "buzzing" noise in the rack and would not properly stay on while playing music. HTD suggests <u>to replace</u> this amplifier.

<u>Fitness Entry:</u>	<ul style="list-style-type: none">* TV and Soundbar were working fine.
<u>Bowling Alley:</u>	<ul style="list-style-type: none">* TV and Soundbar were working fine.* The cable box performed a "CDL update" and continued to work fine after the update.
<u>East/West Walkways:</u>	<ul style="list-style-type: none">* Both played Sonos Music just fine.
<u>Landscape Audio:</u>	<ul style="list-style-type: none">* Each of the 4 speakers were able to play music to some degree, however, each speaker had some form of damage to them and not all speakers sounded proper. HTD suggests <u>to replace</u> the outdoor landscape speakers.* Speaker #1: Unit was broken and missing the rubber passive radiator cover on the bottom of the speaker. The mount was broken off and the post was placed in a tube.* Speaker #2: Unit was missing the rubber passive radiator cover on the bottom of the speaker.* Speaker #3: Unit was missing the rubber passive radiator cover on the bottom of the speaker.* Speaker #4: Unit was found facing upward and almost completely destroyed.* Outdoor Subwoofer: Unit was still buried in the ground, but would not play. HTD tested the wire going out to the subwoofer from the amplifier and it tested good at 134 ft. HTD tested the ohm load of the woofer and found no resistance, therefore the subwoofer will need replacing.
<u>Dining Room:</u>	<ul style="list-style-type: none">* TV and <u>in ceiling</u> speakers working fine.* Sonos 2 was found to be "muted" and would not play until it was unmuted.

<u>Game Room:</u>	<ul style="list-style-type: none">* Both TV's and Cable Boxes working fine.
<u>Patio:</u>	<ul style="list-style-type: none">* The GFCI outlet was found to be tripped. Once reset the tv came on just fine. The cable box however will need to be "re-authorized" by management when in contact with Spectrum. The Elan system had full and proper control of the cable box. The cable box also performed a CDL update while testing the system.
<u>Golf Simulator:</u>	<ul style="list-style-type: none">* Projector and mount were working fine.
<u>General Notes:</u>	<ul style="list-style-type: none">* Some of the older Sonos "Preset Favorite Stations" no longer exist and should drop off as Sonos updates, etc.* The inwall touchscreens are designed for the residents to control the system in that local area. The password remains unchanged at "1,2,3,4".



SOHO (Replacement of Outdoor Landscape Speakers)

A PROPOSAL FOR
Cinnamon Anderson
Essex HOA
canderson@essexhoa.com
(940) 365-4664

Megatel Soho Square Amenity Center
1
Dallas, TX 75212

PREPARED BY HTD INFO
 Home Theater Design Group

Project Description

- 1. Install a new subwoofer amplifier for the Gym in-wall subwoofer.
- 2. Install 4 new landscape audio speakers and a new in-ground subwoofer.

Areas & Items


Pool Landscape Speakers

1. Install 4 new landscape audio speakers.

Items	Qty
 Origin Acoustics LS64 Seasons Landscape Series - Landscape Loudspeaker with 6" Poly-Rubber Woofer, Bass Enhancing Passive Radiator, and 1" Titanium Dome Tweeter (8-ohm and 70v Taps).	x4
Pool Landscape Speakers Total : \$2,540.00	

Pool Landscape Subwoofer

1. Install a new in-ground subwoofer.

Items	Qty
 Origin Acoustics OSUB8 Seasons Landscape Series - 8" Outdoor Subwoofer with Rugged Polycomposite Enclosure, Designed For In-Ground Installation (8-ohm or 70v Taps).	x1
Pool Landscape Subwoofer Total : \$1,785.00	

Estimated Installation & Programming

1. Estimated installation/programming/testing.

Items	Qty
 Shop Parts and Misc Disposables Shop Parts & Disposables	x1
 Labor Labor	

Estimated Installation & Programming Total : \$1,567.44

Financial Summary

Parts	\$6,096.95
Total Parts	\$6,096.95
Total Labor	\$1,537.49
Subtotal	\$7,634.44
Sales Tax	\$629.84

Parts: 8.25% Labor: 8.25%

Proposal Total \$8,264.28



flock safety

Budgetary Quote

Budgetary Quote
This document is for informational purposes only. Pricing is subject to change.

Bill To: 1512 Crescent Drive Carrollton, Texas 75006

Ship To: 1351 Hamel Street Dallas, Texas 75212

Billing Company Name: TX - Soho Square Property Owners Association, Inc.

Subscription Term: 24 Months

Billing Contact Name:

Payment Terms: Net 15

Billing Email Address:

Retention Period: 30 Days
Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$7,500.00
Flock Safety Flock OS			
Flock OS™ - Community	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR - Neighborhoods, 8ka Sparrow	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	1	\$650.00

Subtotal Year 1:	\$3,150.00
Annual Recurring Subtotal:	\$2,500.00
Estimated Tax:	\$400.00
Contract Total:	\$5,650.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$3,150.00
Annual Recurring after Year 1	\$2,500.00
Contract Total	\$5,650.00

*Tax not included

Product and Services Description

FlockOS Features	Description
FlockOS™ - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR - Neighborhoods, No Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlexCOS Features	Descriptions
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlexCOS
Time & Location Based Search	Search by, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of all connected assets, enabling greater situational awareness and a common operating picture.
Real-Time NICIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NICIC crime database passes by a Flock camera

Southwest Auto Tow (SWAT) implements an online decal and sticker system to monitor and track both resident and guest vehicles, to identify unauthorized vehicles that may be subject to towing.

Website: apartmentpermits.com

SWAT Test Complex

123 Del Frio St.

COMPLEX MANAGEMENT

Units

Complex Details

Vehicles

History

Blocked Vehicles

VIP Vehicles

Tows

Sticker Lists

Request a Tow

Team

ACCOUNT

Account Settings

ApartmentPermits

FM

Francisco Manager

Contract manager

Search

+ Add

Complex Units

Unit #	Residents	Phones	Emails	Covered	Reserved	Limits (R/G)	
> 111	Aaron Pierre	985-212-0248	pierreaaron@yahoo.com			1 / 4	<div>Notify</div> <div>Edit</div> <div>Delete</div>
> 1103	john	972-533-9671	j.gutierrez92@outlook.com	11	11	1 / 2	<div>Notify</div> <div>Edit</div> <div>Delete</div>
> 1110	judy	817-484-8291	ealy23e@gmail.com	Garage1	1	1 / 2	<div>Notify</div> <div>Edit</div> <div>Delete</div>
> 1155	resident	682-386-5120	jesshuerta09@gmail.com	44	44	1 / 2	<div>Notify</div> <div>Edit</div> <div>Delete</div>
> 3301	edn g	682-386-5120	ea.lmrt2021@gmail.com			1 / 2	<div>Notify</div> <div>Edit</div> <div>Delete</div>
> 9999	Lealie	972-801-7596	Leslie@anthologyinv.com	133	133	2 / 2	<div>Notify</div> <div>Edit</div> <div>Delete</div>

<<

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1

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Showing 1 to 6 of 6 entries

COMPLEX

SWAT Test Complex
123 Del Frio St.

COMPLEX MANAGEMENT

Units

Complex Details

Vehicles

History

Blocked Vehicles

VIP Vehicles

Tows

Sticker Lists

Request a Tow

Team

ACCOUNT

Account Settings

Log out

Vehicles

For best search results enter complete license plate

All Vehicles

Reserved

Garage

Guests

VIP

jjjp2011

VIP

Comment: MAINTENANCE

TJV0059

Nissan / Armada

Unit No.

Garage / Covered

Reserved Parking

111

N/A

N/A

PBJ1313

Cadillac / Allante

Unit No.

Garage / Covered

Reserved Parking

9999

133

133

1234567

Acura / Cl

Showing 1 to 4 of 4 entries

Balance Sheet Report
SOHO Square Master Property Owners Association, Inc.
As of March 31, 2025

	Balance Mar 31, 2025	Balance Feb 28, 2025	Change
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	130,861.81	157,699.65	(26,837.84)
1012 - RSV-First Citizen Bank Money Market	8,020.91	8,019.58	1.33
Total Assets	138,882.72	165,719.23	(26,836.51)
Receivables			
1400 - Accounts Receivable	88,826.43	91,327.68	(2,501.25)
Total Receivables	88,826.43	91,327.68	(2,501.25)
Total Assets	227,709.15	257,046.91	(29,337.76)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	2,724.80	7,470.79	(4,745.99)
2050 - Prepaid Assessments	4,116.00	4,341.00	(225.00)
2200 - Notes Payable	57,305.54	57,305.54	0.00
Total Liabilities	64,146.34	69,117.33	(4,970.99)
Total Liabilities	64,146.34	69,117.33	(4,970.99)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	86,913.85	86,913.85	0.00
Total Equity	86,913.85	86,913.85	0.00
Total Owners' Equity	86,913.85	86,913.85	0.00
Net Income / (Loss)	76,648.96	101,015.73	(24,366.77)
Total Liabilities and Equity	227,709.15	257,046.91	(29,337.76)

March 2025 Balance Sheet

March 2025 Income Statement

Income Statement Report
SOHO Square Master Property Owners Association, Inc.
Consolidated
March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Income								
4100 - Assessments	0.00	0.00	0.00	149,633.63	148,050.00	1,583.63	296,100.00	146,466.37
4200 - Late/NSF Fee	250.00	167.00	83.00	1,175.00	500.00	675.00	2,000.00	825.00
4250 - Collection Fee Charge	150.00	100.00	50.00	705.00	300.00	405.00	1,200.00	495.00
4410 - Demand Letter Income	135.00	0.00	135.00	135.00	0.00	135.00	200.00	65.00
4500 - Interest Income	7.89	3.00	4.89	23.51	9.00	14.51	36.00	12.49
4801 - CAP Fees	0.00	1,000.00	(1,000.00)	2,000.00	3,000.00	(1,000.00)	12,000.00	10,000.00
4836 - Amenity Rental Revenue	300.00	108.00	192.00	450.00	324.00	126.00	1,296.00	846.00
4901 - Collection Facilitation	35.00	0.00	35.00	70.00	0.00	70.00	0.00	(70.00)
Total Income	877.89	1,378.00	(500.11)	154,192.14	152,183.00	2,009.14	312,832.00	158,639.86
Total Income	877.89	1,378.00	(500.11)	154,192.14	152,183.00	2,009.14	312,832.00	158,639.86
Expense								
Expenses								
6005 - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	23,856.00	23,856.00
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00	23,856.00	23,856.00
General & Administrative								
5100 - Administrative Expenses	75.00	145.00	(70.00)	945.00	433.00	512.00	1,730.00	785.00
5101 - Postage	105.13	42.00	63.13	201.31	125.00	76.31	500.00	298.69
5104 - Printing & Reproduction	3.85	21.00	(17.15)	8.30	63.00	(54.70)	250.00	241.70
5105 - Website Expense	0.00	48.00	(48.00)	105.00	144.00	(39.00)	576.00	471.00
5109 - Licenses, Permits, & Fees	0.00	17.00	(17.00)	0.00	50.00	(50.00)	200.00	200.00
5110 - Professional Management	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00	13,500.00
5120 - Collection Facilitation Billed back	155.00	0.00	155.00	305.00	0.00	305.00	0.00	(305.00)
5121 - Property Inspections	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
5181 - Tax Preparation	370.00	38.00	332.00	495.00	116.00	379.00	465.00	(30.00)
Total General & Administrative	2,208.98	1,936.00	272.98	6,559.61	5,806.00	753.61	23,221.00	16,661.39

Income Statement Report
SOHO Square Master Property Owners Association, Inc.
Consolidated
March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Insurance								
5310 - General Liability	0.00	0.00	0.00	0.00	0.00	0.00	24,117.00	24,117.00
5320 - Directors & Officers Liability	0.00	92.00	(92.00)	0.00	275.00	(275.00)	1,100.00	1,100.00
Total Insurance	0.00	92.00	(92.00)	0.00	275.00	(275.00)	25,217.00	25,217.00
Utilities								
6010 - Electric	1,247.16	1,458.00	(210.84)	3,645.38	4,375.00	(729.62)	17,500.00	13,854.62
6013 - Cable/Internet	17.87	417.00	(399.13)	1,308.78	1,250.00	58.78	5,000.00	3,691.22
6020 - Water/Sewer	837.38	150.00	687.38	1,448.33	450.00	998.33	7,150.00	5,701.67
6022 - Gas	980.13	542.00	438.13	3,654.31	1,626.00	2,028.31	6,504.00	2,849.69
Total Utilities	3,082.54	2,567.00	515.54	10,056.80	7,701.00	2,355.80	36,154.00	26,097.20
Infrastructure & Maintenance								
6201 - Amenity Cntr Repair/Maintnce/Supplies	1,161.73	1,250.00	(88.27)	3,458.76	3,750.00	(291.24)	15,000.00	11,541.24
6204 - Bowling Alley Maintenance (non-contr	0.00	42.00	(42.00)	0.00	125.00	(125.00)	500.00	500.00
6206 - Amenity Center Equipment & Fixtures	1,867.31	1,250.00	617.31	11,675.85	3,750.00	7,925.85	15,000.00	3,324.15
6250 - Pest Control	270.63	146.00	124.63	270.63	438.00	(167.37)	1,750.00	1,479.37
6261 - Grounds Porter	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00
6264 - Holiday Decoration	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6290 - Common Area Maintenance	0.00	1,000.00	(1,000.00)	671.15	3,000.00	(2,328.85)	12,000.00	11,328.85
6600 - Security	319.34	333.00	(13.66)	513.86	1,000.00	(486.14)	4,000.00	3,486.14
6601 - Security- Flock Cameras	3,720.01	1,463.00	2,257.01	3,720.01	4,388.00	(667.99)	17,550.00	13,829.99
6605 - Fire Alarm Monitoring	0.00	0.00	0.00	858.11	500.00	358.11	2,000.00	1,141.89
Total Infrastructure & Maintenance	7,339.02	5,901.00	1,438.02	21,168.37	18,201.00	2,967.37	77,800.00	56,631.63
Pool								
6024 - Emergency Telephones Kings III	224.89	50.00	174.89	224.89	150.00	74.89	600.00	375.11
6310 - Pool Key Expense/Access System	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
6320 - Pool Contract Maintenance	1,672.46	1,667.00	5.46	5,017.38	5,000.00	17.38	20,000.00	14,982.62
6340 - Pool Maintenance/Repairs-Non Contrac	135.31	1,000.00	(864.69)	1,148.31	3,000.00	(1,851.69)	12,000.00	10,851.69

March 2025 Income Statement

Income Statement Report
SOHO Square Master Property Owners Association, Inc.
Consolidated
March 01, 2025 thru March 31, 2025

March 2025 Income Statement

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Pool								
6345 - Porter Service/Janitorial	2,744.14	3,000.00	(255.86)	8,232.42	9,000.00	(767.58)	36,000.00	27,767.58
6360 - Pool Monitoring Service	6,493.76	0.00	6,493.76	21,104.72	0.00	21,104.72	0.00	(21,104.72)
Total Pool	11,270.56	5,800.00	5,470.56	35,727.72	17,400.00	18,327.72	69,600.00	33,872.28
Landscaping								
6400 - Landscaping (Contract)	1,343.56	1,344.00	(0.44)	4,030.68	4,032.00	(1.32)	16,128.00	12,097.32
6402 - Landscape Maint & Imprv (Non Contrac	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00	12,000.00
6500 - Irrigation	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00
Total Landscaping	1,343.56	2,761.00	(1,417.44)	4,030.68	8,282.00	(4,251.32)	33,128.00	29,097.32
Reserves								
6001 - Reserve Contributions / General	0.00	0.00	0.00	0.00	0.00	0.00	23,856.00	23,856.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	23,856.00	23,856.00
Total Expense	25,244.66	19,057.00	6,187.66	77,543.18	57,665.00	19,878.18	312,832.00	235,288.82
Net Income / (Loss)	(24,366.77)	(17,679.00)	(6,687.77)	76,648.96	94,518.00	(17,869.04)	0.00	(76,648.96)

Committee Feedback & Discussion



Concerns

Are there concerns not listed that we need to add?

Any Additional Bids Needed?

Please tell us any bids you would like for us to gather and present for community improvement.



Feedback

Any feedback on what should be prioritized first in the community? (A/C, Safety Lights, Tech, etc)



.....

Thank

you

.....

Homeowner Q&A

To answer as many questions as possible, please “raise hand” and your question will be answered accordingly, or please put your question in the chat.



Any questions, comments, or concerns that did not get addressed please submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond shortly.