



**NOTICE OF ANNUAL MEMBERS' MEETING AND  
NOTICE OF BOARD OF DIRECTORS' MEETING  
CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

**NOTICE IS HEREBY GIVEN**, that the Annual Meeting of the Members of Cypress Creek Property Owners' Association Inc., will be held:

Date: Thursday, February 19, 2026

Time: 6:30 pm

Place: Lake Worth Drainage District - Auditorium  
13081 S. Military Trail  
Delray Beach, 33484

The purpose of this meeting is to elect a Board of Directors and to transact any other business authorized by the Members at such Annual Meeting.

There are currently four (4) seats on the Board that are required to be filled and seven (7) qualified candidates have provided written notice of their intent to run for the Board of Directors, therefore an election of Directors will be held.

The nominees are:

Jennifer Epstein  
Christiane Francois  
Scott Gould  
Thomas (Aaron) Hallyburton  
Joseph Schioppo  
Powell (Pete)Thomas  
Nancy Wille

Enclosed, please find:

1. Agenda for Annual Members' Meeting and Board of Directors' Annual Meeting
2. Minutes from the February 20, 2025 Annual Members' Meeting
3. Candidate Personal Information Sheets: summary of each candidate's background, education and qualifications, as well as other relevant factors
4. Ballot: Please use this form to vote for no more than four (4) nominees from the slate of seven (7) nominees for the 2026 Board of Directors.

5. Proxy: a Proxy is for the purpose of establishing a quorum and appointing another person to vote for you in the event you cannot participate in the meeting. Please use this form if you cannot participate in the Annual Members' Meeting and you would like to designate a proxy holder to represent you at the meeting and vote on your behalf.
6. Appointment of Voting Representative Certificate: If your property is deeded or owned in more than one name, with the exception of a married couple, or incorporationately owned, you must complete the enclosed Appointment of Voting Representative Certificate to designate a voting member for your Lot.

Please return your completed Ballot, Proxy (if necessary), and Voting Certificate (if necessary), in the enclosed, pre-addressed envelope, to be received by the Board Secretary no later than the end of day, **Monday, February 16, 2026** by either of the following methods:

1. Mail to: Cypress Creek Property Owners Association, Inc., c/o AKAM, 12765 West Forest Hill Blvd.; Ste. 1320, Wellington, FL 33414;
2. Hand deliver: to the Board Secretary's locked collection box at 4228 Pine Cone Lane Boynton Beach, FL 33436

If you have any questions or need assistance, please contact AKAM Management at 561-983-6000 or by e-mail at [ccpoa@akam.com](mailto:ccpoa@akam.com).

Sincerely,

Board of Directors  
Cypress Creek Property Owners' Association, Inc.

ENCL/File

**AGENDA**  
**CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, Inc.**  
**ANNUAL MEMBERS' MEETING**

1. Roll Call
2. Proof of Notice of Meeting
3. Adoption of Minutes of Previous Meeting
4. Reports of Officers
5. Reports of Committees
6. Unfinished Business
7. Election of Directors
8. New Business
9. Adjournment

The Annual Meeting of the Board of Directors' will be held immediately after the Annual Members' Meeting.

**AGENDA**  
**CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING**

1. Call to Order
2. Election of Officers
3. Ratify Banking Relationships and Designate Signers
4. Adjournment