



NOTICE OF SPECIAL MEMBERS' MEETING of the CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that a Special Members' Meeting of the Association will be held:

Date: Thursday, May 15, 2025

Time: 6:30 PM

**Place: Lake Worth Drainage District (LWDD) Auditorium,
13081 S. Military Trail, Delray Beach, FL 33484**

Purpose of Meeting: The purpose of the Special Members' Meeting is to adopt Amendments to the Declaration Covenants, Restrictions and Reservations, affecting the Real Property of Weaver Development Corporation. The proposed Amendments (Exhibit "A") are separated into three (3) Amendment Items as follows:

AMENDMENT ITEM 1 – CAPITAL CONTRIBUTION BY RESALE

PURCHASERS: Provides for a capital contribution to be paid by a new purchaser of a home in an amount equal to one year of annual dues. These funds will be deposited into the Association's reserve accounts.

AMENDMENT ITEM 2 – ASSESSMENT INCREASES: Increases the cap on aggregate assessments, either annual or special, from the current \$350.00, up to \$400.00 per Lot, per quarter.

AMENDMENT ITEM 3 – MEMBER VOTE: Revises threshold of membership approval for any additional amount to be assessed from a majority of members of the Association to a majority of those Association members voting at a membership meeting where a quorum of membership is attained.

Your Board requests Owners to please vote YES to all three Amendment Items 1, 2, and 3. This is needed to keep up with the rising expenses of the Association since the last assessment increase more than a decade ago.

Enclosed please find a Limited Proxy for voting. Please, within ten (10) days, mark your vote on the Limited Proxy on both items, sign and date the Limited Proxy and return your completed Limited Proxy to the Association by any of the following methods:

12765 WEST FOREST HILL BOULEVARD, SUITE 1320 | WELLINGTON, FL 33414

1. Mail back the Limited Proxy to: Cypress Creek Property Owners Association, Inc., c/o AKAM, 12765 Forest Hill Blvd.; Suite 1320, Wellington, FL 33414. You may use the self-addressed stamped envelope for this purpose.
2. Hand-deliver the Limited Proxy to any Association Director; or
3. Scan the completed Limited Proxy to PDF and email it to the Association at: ccpoa@akam.com. If you are sending your vote via email, please understand that merely an email response is not enough. You must scan the completed Limited Proxy to PDF and email it to the Association. We also suggest that you call 561-983-6000 to make sure the Limited Proxy is received.

If you are personally attending the Special Members' Meeting, you may cast your vote at the Meeting.

If your property is deeded or owned in more than one name, with the exception of a husband and wife, you must complete the enclosed Voting Certificate and the designated person must bring it to the Special Members' Meeting or you may email it to ccpoa@akam.com or deliver it to AKAM, 12765 Forest Hill Blvd., Suite 1320, Wellington, FL 33414 prior to 4:00 pm on May 15, 2025.

If you have any questions or need assistance in voting, please contact any of the following:

- AKAM, at 561-983-6000 or by email at ccpoa@akam.com
- Don Neubaum, Treasurer of the Board, at treasurer.cypresscreekpoa@gmail.com

Thank you for your attention and response in this important matter.

Dated this 8th day of April, 2025.

By: AKAM
on behalf of the Board of Directors
Cypress Creek Property Owners' Association

Agenda for Special Members' Meeting
Cypress Creek Property Owners' Association, Inc.
May 15, 2025

1. Meeting called to order by the Chairperson.
2. Proof of Notice of Meeting.
3. Discussion and Voting regarding Amendments.
4. Temporary adjournment to permit counting of votes.
5. Meeting called to order.
6. Announcement of results of vote.
7. Meeting adjourned.

EXHIBIT "A"

CYPRESS CREEK PROPERTY OWNERS ASSOCIATION, INC. AMENDMENTS TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND RESERVATIONS, AFFECTING THE REAL PROPERTY OF WEAVER DEVELOPMENT CORPORATION

The Declaration of Protective Covenants, Restrictions and Reservations Affecting the Real Property of Weaver Development Corporation ("Declaration") is amended by the following amendment. [Added language is underlined. Deleted language is ~~stricken through~~.]

AMENDMENT ITEM 1 – CAPITAL CONTRIBUTION BY RESALE PURCHASERS: Paragraph VII of the Declaration shall be amended by the addition of a new Section 6, Capital Contribution by Resale Purchasers, which shall read as follows:

"6. Capital Contribution by Resale Purchasers. In all future resales of Lots occurring after this amendment is adopted, the purchaser(s) of a Lot shall be required, at the time the Lot is conveyed, to make a capital contribution to the Association in an amount equal to one (1) year of annual assessments, at that time, to be deposited into the Association's reserve account(s). The capital contribution is not a prepayment of assessments. If the capital contribution is not paid at the time of conveyance, the Association shall impose the capital contribution as an assessment against the purchaser(s) Lot collectable as any other assessment."

AMENDMENT ITEM 2 – ASSESSMENT INCREASE: Amendment Item 2 **only applies to the first part of Section 3 of PARAGRAPH VIII** (highlighted gray), whereby that section of the Declaration shall be amended to read as follows:

" 3. Limits on Budget Increases or Special Assessments. ~~No assessment or assessments in the aggregate, either annual or special, shall exceed \$350.00~~ \$400.00 per lot, per quarter unless any additional amount to be assessed is first recommended by a majority of the Board of Directors and then approved by a majority of the members of the Association in either annual or special meeting duly convened in accordance with the By-Laws of the Association. "

AMENDMENT ITEM 3 – MEMBER VOTE : Amendment Item 3 **only applies to the second part of Section 3 of PARAGRAPH VIII** (highlighted gray), whereby that section of the Declaration shall be amended to read as follows:

" 3. Limits on Budget Increases or Special Assessments. No assessment or assessments in the aggregate, either annual or special, shall exceed \$350.00 per lot, per quarter unless any additional amount to be assessed is first recommended by a majority of the Board of Directors and then approved by a majority of those Association members voting at any annual or special members meeting by proxy or in person where a quorum of the membership is attained. ~~the members of the Association in either annual or special meeting duly convened in accordance with the By-Laws of the Association.~~ "

-End-

*****NOTE***** If both Amendment Items 2 and 3 are approved, Section 3 of PARAGRAPH VIII would be amended to read as follows:

No assessment or assessments in the aggregate, either annual or special, shall exceed ~~\$350.00~~ \$400.00 per lot, per quarter unless any additional amount to be assessed is first recommended by a majority of the Board of Directors and then approved by a majority of those Association members voting at any annual or special members meeting by proxy or in person where a quorum of the membership is attained. ~~the members of the Association in either annual or special meeting duly convened in accordance with the By-Laws of the Association.~~ "

LIMITED PROXY

The undersigned member(s) (or designated voter of the Lot) of the CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, INC. ("Association"), hereby appoint

_____ as my proxy holder to attend the Special Meeting of the Owners of the Association, to be held on **Thursday, May 15, 2025 at 6:30 PM at the Lake Worth Drainage District (LWDD) Auditorium, 13081 S. Military Trail, Delray Beach, FL 33484**. If no proxyholder written in, this Limited Proxy appoints the Association Secretary as proxy holder. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, including the power to temporarily adjourn and reconvene the meeting. However, my proxy holder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE CAST ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I/WE SPECIFICALLY AUTHORIZE AND INSTRUCT MY/OUR PROXY HOLDER TO CAST MY/OUR VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

AMENDMENT ITEM 1 – CAPITAL CONTRIBUTION BY RESALE PURCHASERS: Do you adopt AMENDMENT ITEM 1 regarding capital contribution by resale purchasers?

YES _____
(ADOPT AMENDMENT ITEM 1)

NO _____
(NOT ADOPT AMENDMENT ITEM 1)

AMENDMENT ITEM 2 — ASSESSMENT INCREASES: Do you adopt the AMENDMENT ITEM 2 regarding assessment increases?

YES _____
(ADOPT AMENDMENT ITEM 2)

NO _____
(NOT ADOPT AMENDMENT ITEM 2)

AMENDMENT ITEM 3 — MEMBER VOTE: Do you adopt the AMENDMENT ITEM 3 regarding member vote?

YES _____
(ADOPT AMENDMENT ITEM 3)

NO _____
(NOT ADOPT AMENDMENT ITEM 3)

SIGNATURE OF OWNER OR DESIGNATED VOTER

Date: _____

Printed Name: _____

Lot / Address: _____

THIS LIMITED PROXY IS REVOCABLE BY THE LOT OWNER(S) AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN. PLEASE PROPERLY COMPLETE THIS LIMITED PROXY AND RETURN IT TO THE ASSOCIATION.

If you plan on attending the meeting and your residence has either a.) multiple owners, other than husband and wife, or b.) is corporately owned, this form must be completed. Since there is only one vote allowed per Lot, all Lot owners must sign below, which gives the voting power to only one individual. The Individual that will be representing your Lot in person at the meeting must have this completed form in their possession at the meeting or you can return this form to AKAM via Mail/Drop off: 12765 Forest Hill Blvd, Suite 1320, Wellington, FL 33414, or Email: ccpoa@akam.com prior to 4:00 pm on May 15, 2025.

If the deed to your Lot only names one individual's name or is in the name of a husband and wife, you do not need to complete this form.

APPOINTMENT OF VOTING REPRESENTATIVE CERTIFICATE

To the Secretary of **CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, INC.:**

This is to certify that the undersigned are all of the owners of record of the property located at _____, in Cypress Creek Property Owners' Association, Inc.

We have chosen _____ to be the Voting Representative on behalf of all of the record owners of our residence. This person shall have the right, as our representative, to cast all votes, execute proxies, and for all other purposes as provided for in the Declaration Covenants, Restrictions and Reservations, affecting the Real Property of Weaver Development Corporation and By- Laws of Cypress Creek Property Owners' Association, Inc., and Florida Statutes.

This certificate is made pursuant to the By-Laws and shall revoke all prior certificates and shall expire at the adjournment of the **Special Members' Meeting called for May 15, 2025.**

Dated this ____ day of _____, 2025.

SIGNATURES OF ALL OWNERS THAT ARE NAMED ON THE DEED:

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name