

Villas At Cross Creek Owners Association, Inc.



c/o Elim Services, Inc. 1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886

«Owner»
«Address_1»
«Address_2»

NOTICE OF MEMBERS' ANNUAL MEETING & ELECTION OF DIRECTORS

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Villas At Cross Creek Owners Association, Inc., that the Board of Directors will hold the annual meeting and election of directors at the following date, time and place:

Date: March 27, 2025
Time: 12:00PM
Place: Panera Bread
13201 Atlantic Blvd. Jacksonville, FL 32225

Any property owner desiring to be a candidate for the Board of Directors may either give written notice to the Association of such person's candidacy or at the meeting in person of their candidacy. Notice may be sent by US Mail, email, or fax to:

Villas At Cross Creek Owners Association, Inc.
c/o Elim Services, Inc.
1941 Mayport Rd
Atlantic Beach, FL 32233

Email: Ashley@ElimServices.com Fax: (904) 212-2103

VILLAS AT CROSS CREEK OWNERS ASSOCIATION, INC.

By: **Ashley Boettcher**
Ashley Boettcher, CAM.

DATED AND MAILED: March 13, 2025



AGENDA

Annual Members Meeting – March 27, 2025

1. Calling of roll and certifying of proxies.
2. Proof of notice of meeting.
3. Reading and disposal of minutes.
4. Election of board members.
5. Open Forum
6. Adjournment

Board Meeting – March 27, 2025

1. Call to order, establish a quorum.
2. Approval of minutes from previous meeting held on 10/25/2024.
3. Fine Review
4. Open Forum
5. Adjournment



PROXY

March 27, 2025

Annual Members Meeting & Election of Board of Directors

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, or _____, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Meeting to be held at Panera Bread, 13021 Atlantic Blvd Jacksonville, FL 32225 on March 27, 2025 at 12:00 p.m., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present.

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

DATED this _____ day of March, 2025.

Signature

Homeowner Name

Property Address

Villas At Cross Creek Owners Association
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

Email: Ashley@ElimServices.com Fax: (904)212-2103

(Please see back for instructions.)

VOTING BY PROXY

If you are unable to attend the Annual Members Meeting and want to vote by proxy, please note the following information about proxies:

1. A proxy is for the purpose of appointing another person to vote for you in the event you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the parcel/lot. If you want to vote and do not attend the Annual Meeting, you may choose to vote by proxy.
2. The proxy should be submitted to the Association prior to the scheduled time of meeting. It can be hand-delivered, either by you or your proxy, or submitted to our management company by US mail, email, or fax:

Villas At Cross Creek Owners Association
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

Email: Ashley@ElimServices.com Fax: (904)212-2103

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you can withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It can also be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate decides that he or she will be unable to attend the meeting.
5. A proxy form is on the opposite side of this page, if needed.



**Notice of Intent to be a Candidate
for the Board of Directors**

I hereby submit my Notice of Intent to be a Candidate for the Board of Directors for Villas At Cross Creek Owners Association, Inc. I meet the following requirements:

- ☐ I own a home in Villas At Cross Creek
- ☐ I am not more than 90 days delinquent in the payment of any assessment, fee or fine.
- ☐ I have not been convicted of any felony in Florida or in a United States District or Territorial Court, or been convicted of any offense in another jurisdiction that would be considered a felony if committed in Florida in the last five years.

Name (printed)

Signature

Home(s) Owned

Date

All forms may be submitted by U.S. Mail, email or fax to:

Villas At Cross Creek Association
c/o Elim Services
1941 Mayport Road
Atlantic Beach, FL 32233

Email: Ashley@ElimServices.com Fax: (904)212-2103

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