



Associa®

Association Services of Florida

**NOTICE OF ANNUAL MEETING FOR
CROSS CREEK II PATIO HOME OWNERS ASSOCIATION, INC.**

February 4 , 2026

Dear Homeowner:

Please be advised that the Annual Meeting of your Association will be held for the purpose of electing Directors. The meeting will be held:

DATE: Thursday, February 26, 2026

TIME: Sign in at 6:00pm/ Meeting at 6:30 PM

PLACE: Volunteer Park, 12050 W. Sunrise Blvd., Plantation, FL 33323

Please note that to conduct the election a "quorum" of members must be present, either in person or by Proxy at the Annual Meeting. Thirty percent (30%) of all Association members (a "quorum") must be present, in person or by proxy, at the meeting in order for the business to be conducted, including election of Directors. It is, therefore, **VERY IMPORTANT** that you either attend or provide a proxy.

Enclosed with this Notice is a proxy form. The proxy is for the purpose of appointing another person to attend the meeting for you. If you are unable to attend the Annual meeting in person, it is imperative that you submit your proxy. It is, therefore, **VERY IMPORTANT THAT THE DESIGNATED VOTING REPRESENTATIVE EITHER ATTEND OR PROVIDE A PROXY.**

In addition, enclosed with this Notice is the Certificate of Voting Representative form and instructions provided by the Declaration of Covenants and Restrictions and the Articles and By-Laws of the Cross Creek II Patio Homeowners Association, Inc.

Agenda

1. Determination of Chairman of the Meeting
2. Calling of the Roll and Certifying of Proxies
3. Proof of Notice of Meeting or Waiver of Notice
4. Reading and Disposal of Any Unapproved Minutes
5. Election of Inspectors of Election
6. Determination of Number of Directors
7. Election of Directors
8. Report of Directors, Officers, or Committees
9. Unfinished Business
10. New Business
11. Adjournment

**NOTE: A BOARD OF DIRECTORS/ORGANIZATIONAL MEETING WILL BE HELD
IMMEDIATELY FOLLOWING THE ANNUAL MEETING.**

c/o 10112 USA Today Way, Miramar, Florida 33025 Telephone 954.922.3514 Fax 954.922-9199

Web www.associaflorida.com Email admin@associaflorida.com

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VOTING CERTIFICATE INSTRUCTIONS

A Voting Certificate is provided to determine who the voting representative will be for your unit if your unit is owned by more than one person (other than married couple), a corporation, or a partnership. Please note the following information about Voting Certificates.

1. A Voting Certificate is for the purpose of establishing who is authorized to vote for a unit owned by more than one person (other than married couple), a corporation, or a partnership. A Voting Certificate is **not** needed if only one person owned the unit.
2. If unit is owned by **more than one person** (other than married couple) the Voting Certificate must be signed by all of the owners of the unit or the appropriate corporate officer.
3. A Voting Certificate is **NOT A PROXY OR A BALLOT** and may not be used as such. Only an owner or the appropriate corporate officer may be named on a Voting Certificate, **not a third party**.

Please return the Voting Certificate, if required.

By e-mail admin@associaflorida.com or by mail to:

**CROSS CREEK II PATIO HOME OWNERS ASSOCIATION, INC.
C/O ASF, 10112 USA Today Way
Miramar, FL 33025-3903**

Thank you.

ASSOCIATION SERVICES OF FLORIDA

An Associa member company

As Managing Agent for

CROSS CREEK II PATIO HOME OWNERS ASSOCIATION, INC.

c/o 10112 USA Today Way, Miramar, Florida 33025 Telephone 954.922.3514 Fax 954.922-9199

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CERTIFICATE of VOTING REPRESENTATIVE

To the Secretary of Cross Creek II Patio Home Owners Association, Inc. (The "Association")
THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of address _____ have designated

(Name of Voting Representative) as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants and Restrictions and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

1. Lot owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (**NOT A THIRD PERSON**).
2. Lot owned by A1A Corporation, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote, signed by President or Vice President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
3. Lot owned by John Jones only. No Voting Certificate required.
4. Lot owned by John and Jane Jones, husband and wife. Voting Certificate is optional.

This Certificate is made pursuant to the Declaration of Covenants and Restrictions and By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated this _____ day of February 2026.

(OWNER)

(OWNER)

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the lot as the Voting Representative, not a third person.

Please return forms to: **CROSS CREEK II PATIO HOME OWNERS ASSOCIATION, INC.**
c/o Association Services of Florida
10112 USA Today Way, Miramar, FL 33025

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CROSS CREEK PATIO HOME OWNERS ASSOCIATION, INC.

LIMITED PROXY

(TO ESTABLISH A QUORUM AND TO VOTE ON ISSUES AT THE ANNUAL MEETING)

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your Lot number, your home address, and the name of the person you desire to vote on your behalf; then sign and return this proxy by mail **SO THAT IT REACHES Association Services of Florida, 10112 USA Today Way, Miramar, Florida 33025-3903 not later than 5:00 pm on February 24, 2026 (or you may take/send the proxy to the meeting).** If the Association has on file a Voting Certificate for the unit, only the voter named in that Voting Certificate may sign this proxy.

I/We, the undersigned, being either all the owners of, or the person designated to vote by a valid Voting Certificate for the Lot at _____, Plantation, Florida 33322, do hereby constitute and appoint as my attorney-in-fact, _____ or his/her designee, or _____, to appear, represent, and cast votes as my proxy chooses.

This proxy is for the purposes of the **Annual Meeting** of the membership to be held on Thursday, February 26, 2026 at **6:00 pm** at **Volunteer Park, 12050 West Sunrise Blvd., Plantation, Florida 33323**, or any adjournment thereof, but in no event longer than **90 days** after the date of the meeting indicated herein.

This proxy is granted because the undersigned will not be present for the aforementioned meeting. This proxy can be revoked at any time at the pleasure of the undersigned. The proxy holder may appoint, in writing, a substitute to act in his/her place.

I hereby specifically authorize and instruct my proxy to cast my vote in reference to any issue coming before the membership, as he/she sees fit.

For all issues not requiring, by law, the use of a limited proxy, I hereby authorize and instruct my proxy to use his or her best judgment on all such matters.

The undersigned ratifies and confirms any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and hereby revoke all prior proxies previously executed.

DATED this _____ day of February, 2026.

LOT OWNER or DESIGNATED VOTER
SIGNATURE

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____
to substitute for me in the proxy set forth above. ¹

DATED this _____ day of February, 2026.

Proxy Holder