

## Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Cyprus Villas Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Monday, April 21st, 2025 at 5:00PM.

Nominee's Name: Michael Senesoury

Address: 4825 Sunnybook Dr

Email Address: m.senesoury@yahoo.com Alternate Email Address:

Phone Number: 817-965-4767 Alternate Phone Number:  
// eSigned by: Michael senesoury

// on 3/27/2025 11:50:05 AM  
Notarized Signature: 76060ecc-001e-4f57-b360-62387e9b2920 Date: 3/27/2025 11:48:25 AM

## Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Cyprus Villas Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

N/a

Please list previous board position and/ or experience:

N/a

Issues you feel need to be addressed by the Board of Directors in your community:

N/a

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

*By submitting this form, I acknowledge that I accept the responsibilities as described in Cyprus Villas Homeowner's Association, Inc. Bylaws. I am aware the information provided in this candidate form will be published in the Annual Election Meeting Notice Packet.*

**Thank you for your interest in volunteering to serve your community!**

## INFORMATIONAL PAGE – CORPORATE TRANSPARENCY ACT

### What is the Corporate Transparency Act?

In October 2023, the Corporate Transparency Act (the “CTA”) affecting small businesses and non-profit corporations was passed by the State Legislature. The new law mandates that small businesses and non-profit organizations across the U.S. must file a Beneficial Information Report (a “BOI”) with the Financial Crimes Enforcement Network (“FinCen”). The CTA went into effect January 1, 2024, and will require all Board Members to register their information in the FinCen database. Essex or a reporting party of the Board’s choosing will be responsible for registering each Board Member’s information and the purpose of this notice is to bring awareness to this new law and the requirements you will be asked to comply with in the event you are elected to the Board.

We are told this is part of the National Defense Authorization Act to help prevent and fight tax fraud, money laundering, financing of terrorism, and corruption. The law requires all small to midsize businesses and non-profits, with the exception of a rare number of exclusions, to report specific information about their business’s ownership interests and update that information as it changes.

In respect to non-profit corporations, a Beneficial Owner applies to each Board Member. Essex works alongside the current Board of Directors to ensure the required information is obtained and registered in the FinCen database as promptly as possible. **Please be advised, if you complete a candidate form and are elected to the Board of Directors, you will be required to cooperate with the Managing Agent and provide specific information about yourself.** Below is a sample list of the type of information you may be required to provide.

- A copy of your current, valid drivers license or a copy of your passport; and
- Your full date of birth; and
- Your full current mailing address.

Thank you for your interest in serving on your Board of Directors. As you consider running for a seat on the Board of Directors, we want to make sure you are informed of the CTA and its requirements. Should you have any questions, please feel free to contact your Association Manager, submit an inquiry under the “Contact Us” tab on your Association’s website, or e-mail [exadmin@essexhoa.com](mailto:exadmin@essexhoa.com) for assistance.

Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, TX 75006  
Phone: (972) 428-2030  
<https://cypusvillashoa.com>

**CYPRUS VILLAS**  
Homeowners Association

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Nominee's Name: Walter Shi

Address: 4732 Sunnybrook Dr

Email Address: waltershi@gmail.com Alternate Email Address:

Phone Number: (646) 707-2288 Alternate Phone Number:  
// eSigned by: Walter Shi

// on 4/5/2025 12:58:49 PM  
Notarized Signature: bed375f5-54ca-4d53-adab-bebaf2bd7795 Date: 4/5/2025 12:47:26 PM

## **Candidacy Statement**

Please tell us about yourself, as well as your vision and goals for Cyprus Villas Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I nominate myself as a candidate to run for a set on the Board of Directors for Cyprus Villas Homeowners Association. I want to serve as a director to protect homeowners right on behalf of all.

Please list previous board position and/ or experience:

None.

Issues you feel need to be addressed by the Board of Directors in your community:

1. The right of the homeowners need to protected better.
2. I am concerned with the possibility and use of languages such that the HOA could put a lien claim on a homeowners property and possibly initiate a foreclosure. I think it is an overreach.
3. The communication among homeowners should be improved, e.g., through facebook group, or whatsapp group chat, etc, for better and fast exchanges of ideas and concern.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

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