

CYPRUS VILLAS

Homeowners Association

October 31st, 2024

Board Meeting of the Members
Monday, December 2nd, 2024, 6:00 pm
Join Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 281 350 614 471 Passcode: sUE7g2

Call In Option (audio only)

Number: +1 323-433-2148 Conference ID: 935 768 836#

Dear Homeowner(s),

As the Managing Agent for the **Cyprus Villas Homeowner's Association, Inc.**, we are pleased to announce that a Board of Directors Meeting of the Members has been scheduled for **Monday, December 2nd, 2024, at 6:00 p.m.** The purpose of this meeting will be to announce the vote regarding the annual Assessment increase and to approve the 2025 budget.

On October 25th, 2024, the Board of Directors held a budget workshop meeting to review and discuss all estimated expenses for 2025. During this meeting, the discussion of adding Frontier Fiberoptics throughout the Community was brought before the Board. Prior to the October 25th meeting a survey of the Members was performed and at least 51% of the members were in favor of adding Frontier Fiberoptics as a service provider for the community. The contract will span over five (5) years and will cost fifty and no/100 dollars (\$50.00) per month per home to finance the project. The increase in the annual assessment will meet the added expense for installation of the fiberoptics without compromising the Association's ability to meet its other common and recurring expenses. The Board feels providing this option will provide the community with the opportunity to choose a service that exceeds those services currently available from the community's service provider.

The Board of Directors is proposing a fifty-one percent (51%) increase in annual assessment from \$1,171.88 to \$1,771.88, an increase of six hundred and no/100 dollars (\$600.00).

Article X, Section 10.3.2 BASIS AND AMOUNT OF ANNUAL ASSESSMENTS

Commencing with the year 2017, and in each year thereafter, the Board of Directors may set the maximum Annual Assessment for the following year for each Lot at an amount more than twenty-five percent (25%) above the maximum Annual Assessment for the previous year; provided that any such increased Assessment shall be approved by the affirmative vote of sixty percent (60%) of the votes of those Association Members who are voting in person or by proxy, at a meeting duly called for such purpose.

To cast your ballot for the assessment increase, it is important to understand the voting process. You may cast your ballot electronically, either on the Association's website or by email or fax. It is not necessary to assign your proxy if you vote online as your vote will also count toward the required quorum. If you assign your proxy for quorum and vote, your proxy holder must return the ballot and proxy together in order to be counted. **The deadline for voting is Friday, November 29th, 2024, at 5:00 pm. Please be sure your ballot reaches us before the deadline.**

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.cyprusvillashoa.com

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Only the Owner of record or the proxy holder may cast a vote, and only one vote per household is accepted.

There are 4 ways you can vote:

1. **Electronically** on the Association's Website at www.cyprusvillashoa.com
2. Email your Ballot or Proxy: christina@essexhoa.com
3. Fax your Ballot or Proxy: 469-342-8205 Attention Christina Duarte
4. Mail the Ballot or Proxy to: Essex Association Management, L.P.
Attn: Christina Duarte
1512 Crescent Drive, Ste. 112,
Carrollton, TX 75006

Should you have any questions regarding the Board Meeting or the balloting process, please submit an inquiry via the "Contact Us" tab from the Association's website and an Essex representative will respond promptly.

Sincerely,

Essex Association Management, L.P., Managing Agent
On Behalf of Cyprus Villas Homeowner's Association, Inc.

cc: Association File
Enclosures: Draft Agenda, Ballot, and Proxy