

**FIRST NOTICE  
DATE OF THE ANNUAL MEETING AND BOARD OF ELECTION OF  
THE OSPREY VILLAGE AT CEDAR CREEK, INC  
AND  
PROCEDURE FOR QUALIFYING FOR THE BOARD**

**TO ALL MEMBERS:**

On **TUESDAY, FEBRUARY 3, 2026 AT 6:30 PM, AT HERRON VILLAGE PAVILION**, the Annual Meeting of the Association will be held to select directors, and such other business as may lawfully be conducted. After this 'FIRST NOTICE,' you will receive a "SECOND NOTICE OF ANNUAL MEETING," which will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this NOTICE is to advise you of the date, time, and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board of Directors.

**QUALIFYING FOR THE BOARD**

**On or before December 31, 2025**, you must give written Notice to the Association either in person or by mail addressed to the Association's mailing address, 4350 Timothy Drive, Merritt Island, Fl, 32953, of your desire to run for the Board. The attached "Notice of Intent to be a Candidate for the Board" may be used for that purpose.

You may submit an Information Statement, no larger than 8 1/2 inches by 11 inches, containing your qualifications and/or platform for the office. This Information Statement must be submitted to the Association on or before **December 31, 2025**.

The Information Statements and ballots will be mailed to voting members at least fourteen (14) days before the Annual Meeting's date **(January 20, 2026)**.

**VOTING CERTIFICATES**

A **Certificate of Appointment of Voting Representative** is being provided to determine who the voting representative will be for your Unit if your Unit is owned by more than one person or by a corporation. Please note the following information about CERTIFICATES OF APPOINTMENT OF VOTING REPRESENTATIVE ("Voting Certificates"):

- A Voting Certificate is to establish who is authorized to vote for a unit owned by more than one person (even if husband and wife) or a corporation. A Voting Certificate is not needed if only one person owns the Unit.
- A Voting Certificate is not a Proxy 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.

- A Voting Certificate must be signed by all of the Unit's owners or the appropriate corporate officer.
- A Voting Certificate is enclosed with this Notice for your use if needed.
- The person designated in the Voting Certificate will receive the Second Notice pertaining to the election of the Directors and be authorized to cast the Ballot for the election.

Dated:

BY ORDER OF THE BOARD OF DIRECTORS

December 21, 2025:

\_\_\_\_\_

Suzanne Baker, SECRETARY

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

**TO: The Secretary  
Osprey Village at Cedar Creek, Inc.**

THIS CERTIFICATE IS TO CERTIFY that the undersigned, constituting all the recorded owners of Unit No. \_\_\_\_\_ in Osprey Village at Cedar Creek, have designated

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**(Name of the 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 Condominium of the Condominium and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- Unit 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)**
- Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote, signed by President or Vice President of Corporation and attested by the Secretary or Assistant Secretary of the Corporation.
- Unit owned by John Jones. **No Voting Certificate required.**
- Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required designating **either** Bill or Mary as the voting representative.
- This Voting Representative Certificate is created in accordance with the Declaration of Condominium and the By-Laws and shall revoke all prior Certificates and be valid until canceled by a subsequent Certificate.

DATE: \_\_\_\_\_

CONDOMINIUM OWNER: \_\_\_\_\_

CONDOMINIUM 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 Unit as the Voting Representative, **not** a third person.

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS  
OF OSPREY VILLAGE AT CEDAR CREEK, INC.**

**I, (PRINT NAME) \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an Information Statement about myself. I understand that I am responsible for the accuracy of the information contained in the Information Statement.**

**I certify that I have read and understood the above-captioned Association's governing documents and the Florida Condominium Laws and Administrative Code to the best of my ability.**

**Date: \_\_\_\_\_**

**Sign: \_\_\_\_\_**

**Print: \_\_\_\_\_**

**Please type or print your name beneath your signature. Return to the secretary of the board, Osprey Village, 4350 Timothy Dr, Merritt Island, 32953 by **December 31, 2025**.**

**PLEASE NOTE: Under the Amended Provisions of the Condominium Act, you will NOT be eligible for Board Membership if any of the following apply:**

- In a Condominium with more than 10 units, you and a co-owner of your Unit would serve for the Board at the same time;
- You were a Director who was suspended or removed by the Division, and such suspension or removal time period is pending;
- You will be more than 90 days delinquent in the payment of regular assessments at the time of the election.
- You were convicted of a Felony in Florida (unless your civil rights have been restored for a period of no less than five years as of the date of the election); and/or
- You are a director charged with a felony theft or embezzlement offense involving the Association's funds or property, and such criminal charge is pending.

**CANDIDATES INFORMATION STATEMENT  
VILLAGES OF CEDAR CREEK  
OSPREY VILLAGE**

**NAME** \_\_\_\_\_ **ADDRESS** \_\_\_\_\_

**Personal Background:**

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**Prior Association and/or Related Experience:**

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You may attach a one page 8 ½ X 11, one side only, resume in lieu of this information statement.

**Return to: Secretary to the Board no later than **December 31, 2025****  
**Osprey Village**  
**4350 Timothy Drive**  
**Merritt Island, FL 32953**