

729326

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

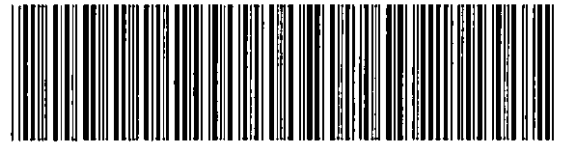
(Business Entity Name)

(Document Number)

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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pompano Beach Club North Association, Inc.

DOCUMENT NUMBER: 729326

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Mamie Dale Ragan

(Name of Contact Person)

Gursky Ragan, PA

(Firm/ Company)

2 S. Biscayne Boulevard, Suite 3570

(Address)

Miami, Florida 33131

(City/ State and Zip Code)

marnie@grcondolaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Mamie Ragan

(786)

369-8879

(Name of Contact Person)

at

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- \$35 Filing Fee
- \$43.75 Filing Fee & Certificate of Status
- \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is Enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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Articles of Amendment
to
Articles of Incorporation
of

Pompano Beach Club North Association, Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

729326

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

New Registered Office Address:

(Florida street address)

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

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If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change. Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____
2) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____
4) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____
5) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____
6) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____

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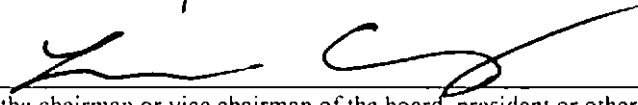
E. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

The Association amended the amendment provision of the Articles of Incorporation to reduce the necessary approval from 60% of the full membership to 66 2/3% of a quorum. A copy of the recorded amendment is attached.

There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 2/9/23

Signature 
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Lauren Cooley
(Typed or printed name of person signing)

President
(Title of person signing)

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This instrument prepared by
and to be returned to:
Marnie D Ragan, Esq.
Gursky Ragan, P.A.
141 N.E. 3rd Avenue, Fifth Floor
Miami, Florida 33132
Telephone: (786)369-8870

**CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION AND
BY-LAWS OF THE OF POMPANO BEACH CLUB NORTH**

The undersigned officer of POMPANO BEACH CLUB NORTH, A CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, whose original Declaration of Condominium having been recorded in Official Records Book 6380, Page 857 of the Public Records of Broward County, and subsequently amended, do hereby certify that this Amendment to the Articles of Incorporation and Amendment to the By-Laws of Pompano Beach Club North, a Condominium, were approved and adopted by the requisite number of owners in the Condominium at a duly called meeting on August 29, 2022. The undersigned further certify that the Amendments to the Articles of Incorporation and By-Laws were adopted in accordance with the condominium documents and applicable law.

(New language is indicated by underscored type; deletions by ~~strikeout~~)

1. Article IX of the Articles of Incorporation shall be amended as follows:

Article IX - Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject meeting matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors, or by any one or more members of the Association. Directors, and members not present in person, or by proxy, at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary of the Association at, or prior to, the meeting.

(a) Such approval must be by not less than a simple majority of the entire membership of the Board of Directors, and by not less than sixty-six and two-thirds (66.6%) of the Members present and voting at a meeting (in person, by proxy or electronically) sixty (60%) percent of the votes of the entire membership of the Association; or

(b) If the majority of the Board of Directors does not approve the proposal, then by not less than sixty (60%) percent of the votes of the entire membership of the Association, provided, however that the costs associated with such solicitation shall be borne by those members proposing the amendment.

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2. Section 8 of the By-Laws shall be amended as follows:

8. Amendments: These Bylaws may be amended in the following manner:

.1 Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

.2 A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by either

- (a) Not less than a simple majority of the entire membership of the Board of Directors and by not less than sixty-six and two-thirds (66.6%) of the Members present and voting at a meeting (in person, by proxy or electronically) sixty (60%) percent of the votes of the entire membership of the Association; or
- (b) If a majority of the Board of Directors does not approve the proposal, then by not less than sixty (60%) percent of the votes of the entire membership of the Association, provided, however that the costs associated with such solicitation shall be borne by those members proposing the amendment; or
- (c) By all of the directors, until the first election of directors.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officer this 14th day of September, 2022.

WITNESS

Signature: [Signature]
Print Name: Jose Alfonso

Signature: [Signature]
Print Name: James E Schaffer

POMPANO BEACH CLUB NORTH
ASSOCIATION, INC.
By: [Signature]
Print Name: Lauren Cooley
Title: President

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14th day of September, 2022, by Lauren Cooley, as President of Pompano Beach Club North Association, Inc. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Print Name: Adriana H Andrich
My Commission Expires:

