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AFFIDAVIT OF ALAN PERRY

900428286099

STATE OF FLORIDA  
COUNTY OF BROWARD

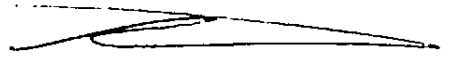
BEFORE ME, the undersigned authority, personally appeared Alan Perry ("Affiant"), whom, after being duly cautioned and sworn, upon his oath, deposes and states the following:

1. The facts stated in this Affidavit are true and based on my own personal knowledge.
2. Alster Industrial Park Bay Owner's Association (the "Association") is a Florida not-for-profit corporation that is the community association for Alster Industrial Park.
3. On November 14, 2023, the Voting Members of the Association, pursuant to the requirements set forth in the governing documents, adopted by affirmative written consent amendments to the Declaration of Covenants, Conditions, and Restrictions, By-Laws, and Articles of Incorporation for the Association.
4. A Certificate of Amendment for the amendments to the governing documents was duly recorded in the Official Records of Broward County, Florida as Instrument Number 119272842 on December 8, 2023.
5. Pursuant to the amendments of the governing documents, a Transitional Board of Directors election was held by written consent and I was elected, and have been serving, as the President of the Association since December 2023.
6. As a prior owner in the Association, I was elected, appointed, and served as President since 2020.
7. Prior to the December 2023 election, no other officer or directors were elected or appointed since I became President in 2020.

8. Pursuant to the December 2023 election and consistent with the governing documents of the Association, as amended, the current Board of Directors are Alan Perry, Michelle Kelleher, and Haroutioun Markarian.

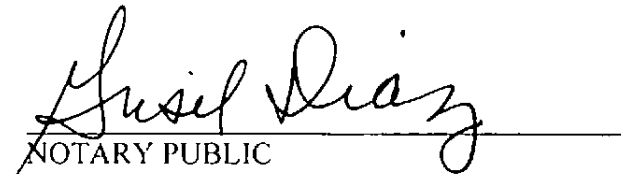
9. On January 11, 2024, I filed the Association's 2024 Annual Report with the Department of State, Division of Corporations, reflecting the legally valid and elected Board of Directors.

10. I am familiar with the nature of an oath and with the penalties provided by Florida law for falsely swearing to statements made in an instrument of this nature.



Alan Perry

SWORN TO AND SUBSCRIBED before me by means of () physical presence or () online notarization, this 30<sup>th</sup> day of May, 2024, by Alan Perry, who () is personally known to me or () produced a driver's license as identification.



NOTARY PUBLIC

Print/Type/Stamp Name:

Commission Expiration Date:

Notary Seal:

