

N11577

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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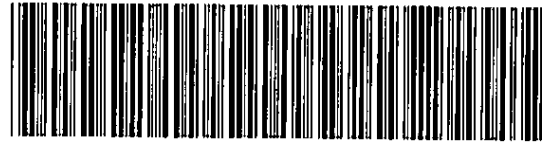
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Amend

03/05/21--01015--021 **43.75

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2021 JUN -2 AM 8:33

JUN 03 2021
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

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2021 JUN -2 PM 4:34

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

May 13, 2021

EMILY E. GANNON, ESQ.
KAYE BENDER REMBAUM, PL
1200 PARK CENTRAL BLVD SOUTH
POMPANO BEACH, FL 33064

SUBJECT: DEER ISLE HOMEOWNER'S ASSOCIATION, INC.
Ref. Number: N11577

We have received your document for DEER ISLE HOMEOWNER'S ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The original subscribers can not be deleted or changed. Please change Article XI on page 4 so that the sunscribers names are not deleted.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6907.

Annette Ramsey
OPS

Letter Number: 021A00010015

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WITH ADDITIONAL OFFICES IN:
PALM BEACH GARDENS
TAMPA
MIAMI

*BOARD CERTIFIED SPECIALIST IN
CONDOMINIUM AND PLANNED
DEVELOPMENT LAW

EGANNON@KBRLEGAL.COM

May 26, 2021

CERTIFIED MAIL # 9489009000276130232317
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

*Re: Deer Isle Homeowner's Association, Inc.
Document No.: NI1577*

Dear Sir or Madam:

Please find the corrected amendment attached for your review. Please provide our office with a certified copy of the amendment to the Articles. If you have any questions, please do not hesitate to contact me at (954) 928-0680 or via email to EGannon@KBRLegal.com

Thank you for your assistance.

Very truly yours,

/s/ Emily E. Gannon
EMILY E. GANNON

EEG/jg

Articles of Amendment
to
Articles of Incorporation
of

2021 JUN -2 AM 8:33
FILED

DEER ISLE HOMEOWNER'S ASSOCIATION, INC.

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

Document Number N11577

(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:

(Principal office address **MUST BE A STREET ADDRESS**)

C. Enter new mailing address, if applicable:

(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:

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

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			_____

The date of each amendment(s) adoption: October 29, 1996 if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) **(CHECK ONE)**

- The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- 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 February 26, 2021

Signature Douglas C. De Boo
(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)

Douglas C. De Boo
(Typed or printed name of person signing)

Treasurer
(Title of person signing)

AMENDMENTS TO THE
ARTICLES OF INCORPORATION OF
DEER ISLE HOMEOWNER'S ASSOCIATION, INC.

(additions indicated by underlining, deletions by "----",
and unaffected language by "...")

ARTICLE II
PURPOSES

. . . .

B. To own and maintain, repair and replace the general and/or Common Areas, ~~parks~~, sidewalks and/or access paths, streets and other Common Areas, lakes, structures, landscaping and other improvements in and/or benefitting Deer Isle for which the obligation to maintain and repair has been delegated and accepted.

. . . .

ARTICLE IV
MEMBERS

A. The members shall consist of the Property Owners in Deer Isle, the Property comprising Deer Isle being described in Section C of this article, and all such Property Owners shall be members of the Association. ~~There shall be two (2) classes of members, as follows:~~

1. ~~Class A Members. Class A Members shall consist of all Property Owners other than the Class B Member.~~ Owners of Property shall automatically become ~~Class A Members~~ upon purchase of such Property.

2. ~~Class B Members. The Class B Member shall be EWE PROPERTIES, LTD., a Delaware corporation, or its designee, successor or assignee as Developer of Deer Isle.~~ There shall be one class of members. Owners of property shall automatically become members upon the recording of the Deed to such property.

. . . .

ARTICLE V
VOTING AND ASSESSMENTS

~~B. The Developer shall have the right to appoint a majority of the Board of Directors so long as it owns at least one (1) Lot in Deer Isle.~~

CB. The Association will obtain funds with which to operate by assessment of its members in accordance with the provisions of the Declaration of Covenants and Restrictions for Deer Isle, as supplemented by the provisions of the Articles and By-Laws of the Association relating thereto.

ARTICLE VI
BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of five (5) Directors. ~~So long as Developer shall have the right to appoint a majority of the Board of Directors, Directors need not be members of the Association and need not be residents of the State of Florida; thereafter,~~ aAll Directors shall be members of the Association and residents of the State of Florida. ~~There shall be two (2) Directors appointed by Class A Members so long as the Class B Member has the right to appoint a majority of the Board of Directors.~~ Elections shall be by plurality vote. ~~At the first annual election to the Board of Directors the term of office of the elected Director receiving the highest plurality of votes shall be established a one (1) year. In addition, the Class B Members shall select two (2) Directors to serve for terms of two (2) years and one (1) Director to serve for a term of one (1) year. Thereafter,~~ aAs many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the members which elected or appointed them. ~~In no event can a Board Member appointed by the Class B Member be removed except by action of the Class B Member. Any Director appointed by the Class B Member shall serve at the pleasure of the Class B Member, and may be removed form office, and a successor Director may be appointed, at any time by the Class B Member.~~

~~B. The Names and address of the members of the first Board of Directors who shall hold office until the annual meeting of the members to be~~

~~held in the year 1985 and until their successors are elected or appointed and have qualified, are as follows:~~

Fred Weinstein,	1300 North Federal Highway, Suite 212, Boca Raton, Florida 33432;
Charles Pignatoro,	1300 North Federal Highway, Suite 212, Boca Raton, Florida 33433
Earl Chambers,	EWE Properties, Ltd. 1441 "L" Street, N.W. Washington, DC 20005
Walter Intlekofer,	EWE Properties, Ltd. Small Business Administration 1441 "L" Street, N.W. Washington, DC 20005
Eric Benderson,	EWE Properties, Ltd. Small Business Administration 1441 "L" Street, N.W. Washington, DC 20005

ARTICLE VII

OFFICERS

A. The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any two (2) or more officers may be held by the same person except the offices of President and Secretary. Officers shall be elected for ~~one two (1) two (2)~~ year terms in accordance with the procedures set forth in the By-Laws. ~~The names of the officers who are to manage the affairs of the Association until the annual meeting of the Board of Directors to be held in the year 1985 and until their successors are duly elected and qualified.~~

President	Charles Pignataro
Vice President	Walter Intekefer
Treasurer	John Anderson
Secretary	Fred Weinstein

ARTICLE X

AMENDMENT TO THE ARTICLES OF INCORPORATION

These Articles may be altered, amended, or repealed by resolution of the Board of Directors. ~~No amendment affecting EWE PROPERTIES, LTD., a Delaware corporation, or its successors or assigns as developer of Deer Isle (as same is defined in the Declaration of Covenants and Restrictions for Deer Isle) shall be effective without the prior written consent of said EWE PROPERTIES, LTD., A Delaware corporation, or its successors or assigns, as Developer.~~

ARTICLE XI

SUBSCRIBERS

A. The names and residence addresses of the subscribers are as follows:

Fred Weinstein,	1300 North Federal Highway, Suite 212 Boca Raton, Florida 33432
Charles Pignataro,	1300 North Federal Highway, Suite 212 Boca Raton, Florida 33432

ARTICLE XIV

DISSOLUTION OF THE ASSOCIATION

A. Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

~~1. Real Property contributed to the Association without the receipt of other than nominal consideration by the Class B Member (or its predecessor in interest) shall be returned to the Class B member (whether or not a Class B Member at the time of such dissolution, unless it refuses to accept the conveyance (in whole or in part).~~

21. Dedication to any applicable municipal or other governmental authority of any property determined by the Board of Directors of the Association to be appropriate for such dedication and which the authority is willing to accept.

32. Remaining assets shall be distributed among the members, subject to the limitations set forth below, as tenants in common, each member's share of the assets to be determined in accordance with its voting rights.

43. The Association may be dissolved upon the resolution to that effect being recommended by three-fourths (3/4) of the members of the Board of Directors, and, if such decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in Florida Statutes 617.05 or statute of similar import, and approved by two-thirds (2/3) of the voting rights of the Association's members.

ARTICLE XV

REGISTERED AGENT

~~The initial registered office of the corporation shall be located at c/o Thaler & Thaler, 1300 North Federal Highway, Suite 212, Boca Raton, FL 33432. The initial registered agent at said address shall be Fred Weinstein, Esq. The Registered office of the corporations shall be located at 4800 North Federal Highway, Suite 306B, Boca Raton, FL 33431 and the registered agent at said address shall be Jeffrey S. Gerow, Esquire.~~