

# 720705

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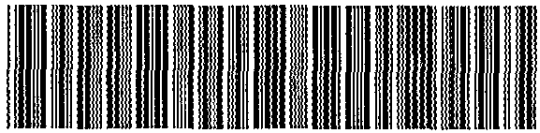
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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*Amended & Re-ordered*

LAW OFFICES

## BECKER & POLIAKOFF, P.A.

500 Australian Avenue South, 9th Floor  
West Palm Beach, Florida 33401  
Phone: (561) 655-5444 Fax: (561) 832-8987  
800-462-7783

### Florida Offices

Administrative Office  
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### International Offices

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Czech Republic

Beijing,  
People's Republic  
of China

Reply To:

Kenneth S. Direktor, Esq.

Direct: (561) 820-2880

kdirektor@becker-poliakoff.com

July 19, 2004

CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS  
Department of State  
P.O. Box 6327  
Tallahassee, FL 32301

**RE: Old Port Cove Condominium Association One, Inc.**

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of a Certificate of Amendment to the Articles of Incorporation of **Old Port Cove Condominium Association One, Inc.**, as well as a check in the amount of **\$43.75** to cover the cost of filing same and return of a stamped copy to my attention.

Thank you for your attention to this matter.

Very truly yours,

  
**KENNETH S. DIREKTOR**  
For the Firm

KSD/ebd  
Enclosures

cc: Old Port Cove Condominium Association One, Inc.

258293\_1

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Kenneth S. Direktor, Esq.  
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Tampa\*

West Palm Beach

\* available for consultation  
by appointment only

July 29, 2004

Corporate Records Bureau  
Division Of Corporations  
Department of State  
Attention: Teresa  
P.O. Box 6327  
Tallahassee, FL 32301

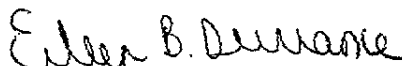
**RE: Old Port Cove Condominium Association One, Inc.**

Dear Teresa:

Pursuant to our telephone conversation, enclosed please find an original and one (1) copy of Page A6 of the Amended and Restated Articles of Incorporation for Old Port Cove Condominium Association One, Inc. signed by Kenneth S. Direktor as Registered Agent.

If you need anything further, please do not hesitate to contact our office.

Very truly yours,



Eileen B. Durrance  
Legal Assistant

/ebd  
Enclosures

 **CONSULEGIS** EEIG 258933\_1

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an International Association  
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AMENDED AND RESTATED  
ARTICLES OF INCORPORATION

OLD PORT COVE CONDOMINIUM ASSOCIATION ONE, INC.

FILED  
04 JUL 22 AM 11:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

NOTE: This document is a substantial rewording of the Articles of Incorporation attached as Exhibit B to the Declaration of Condominium executed by Developer on March 16, 1971, recorded on April 2, 1971, at Official Records Book 1886, Page 1872, of the Public Records of Palm Beach County, and filed with the Florida Secretary of State on April 12, 1971.

The Incorporator, by these Articles, does so for the purpose of forming a not-for-profit corporation pursuant to the laws of the State of Florida (Chapter 617, Florida Statutes), and hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the Corporation shall be OLD PORT COVE CONDOMINIUM ASSOCIATION ONE, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association" or the "Corporation," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "By-Laws."

ARTICLE II

PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes (the "Act") for the operation of that certain condominium to be known as Old Port Cove Condominium One (the "Condominium").

ARTICLE III

DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Condominium ("Declaration") for the Condominium, and the By-laws of the Association, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE IV

POWERS

The powers of the Association shall include and be governed by the following:

4.1 General. The Association shall have all of the common law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act (except as to variances in these Articles and the Declaration which are permitted by the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration, and as they may be amended from time to time, including, but not limited to, the following:

A. To make and collect regular and special Assessments and other charges against Members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

B. To buy, own, operate, lease, sell and trade both real and personal property as may be necessary or convenient in the administration of the Condominium.

C. To maintain, repair, replace, reconstruct, add to, and operate the Condominium and other property acquired or leased by the Association for use by Unit Owners.

D. To purchase insurance upon the Condominium and insurance for the protection of the Association, its officers, directors, and Members as Unit Owners, and such other parties as the Association may determine in the best interest of the Association.

E. To make and amend reasonable rules and regulations for the maintenance, operation and use of the Condominium Property and for all other lawful purposes.

F. To approve or disapprove the leasing, transfer, mortgaging, ownership and possession of Units as may be provided by the Declaration.

G. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-laws, and the rules and regulations for the use of the Condominium.

H. To contract for the management of the Condominium, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association, except (1) those which require specific approval of the Board of Directors or the membership of the Association; (2) those which are incapable of being delegated as same may be contrary to the Declaration or the By-laws; (3) those which are contrary to the Statutes of the State of Florida; and (4) wherein a delegation is a power and duty which by its very nature is a decision or fiduciary responsibility to be made by the Board of Directors and is therefore not susceptible of delegation.

I. To employ personnel to perform the services required for proper operation of the Condominium.

J. To enter into agreements with other parties for easements or sharing arrangements or recreational facilities as the Board of Directors may deem in the best interests of the Condominium.

4.3 Assets of the Association. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles, and the By-Laws.

4.4 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the By-laws.

4.5 The Association shall not have the power to purchase a Unit in the Condominium except at sales in foreclosure of liens for Assessments for Common Expenses, at which sales the Association shall bid no more than the amount secured by its lien. This provision shall not be changed without unanimous approval of the Members and the joinder of all record owners of mortgages upon the Condominium.

## ARTICLE V

### MEMBERS

5.1 Membership. The Members of the Association shall consist of all of the record Owners of Units in the Condominium; and, after termination of the Condominium, if same shall occur, the Members of the Association shall consist of those who are Members at the time of the termination, and their successors and assigns. Membership shall be established by the acquisition of ownership of fee title to, or fee interest in, a Condominium Parcel in the Condominium, whether by conveyance, devise, judicial decree, or otherwise subject to the provisions of the Declaration, and by the recordation amongst the Public Records of Palm Beach County, Florida, of the deed or other instrument establishing the acquisition and designating the parcel affected thereby, and by the delivery to the Association of a true copy of such deed or other instrument. The new Owner designated in such deed or other instrument shall thereupon become a Member of the Association, and the membership of the prior owner as to the parcel designated shall be terminated.

5.2 Assignment. The share of a Member in the funds and assets of the Association, in its Common Elements and its Common Surplus, and membership in this Association, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held.

5.3 Voting. On all matters upon which the membership shall be entitled to vote, the vote for each Unit shall be as specified in the Declaration. Said votes shall be exercised or cast in the manner provided by the Declaration and By-laws. Any person or entity owning more than one (1) Unit shall be entitled to the cumulative total of votes allocated to Units owned.

5.4 Meetings. The By-laws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

## ARTICLE VI

### TERM OF EXISTENCE

The Association shall have perpetual existence.

## ARTICLE VII

### INCORPORATOR

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

E. L. Ecclestone, Jr.	P. O. Box 2201 Palm Beach, Florida 33480
Richard P. Erwin	P. O. Box 2201 Palm Beach, Florida 33480
Peter R. McGrath	P. O. Box 2201 Palm Beach, Florida 33480
Virginia L. Magner	P. O. Box 2201 Palm Beach, Florida 33480
C. David Kells	P. O. Box 2201 Palm Beach, Florida 33480

## ARTICLE VIII

### OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association, and shall serve at the pleasure of the Board of Directors. The By-laws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

## ARTICLE IX

### DIRECTORS

9.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of five (5) directors. All directors must be Members of the Association or the spouse or domestic partner of a Member residing in the Unit with the Member.

9.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the By-laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when that is specifically required.

9.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

## ARTICLE X

### INDEMNIFICATION

10.1 Indemnity. To the extent permitted by law, the Association shall indemnify any person who was or is a party or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of, or a committee member appointed by, the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association; and, with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the Association unless and only to the extent that the court in which such action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, he had no reasonable cause to believe that his conduct was unlawful.

10.2 Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 10.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

10.3 Approval. Any indemnification under Section 10.1 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 10.1 above. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or (c) by a majority of the Members.

10.4 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article.

10.5 Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-law, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

10.6 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

## ARTICLE XI

### AMENDMENTS

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

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

12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-fourth (1/4) of the Members of the Association. A proposed amendment must be approved by not less than a majority of the votes of the participating membership of the Association, present and voting, in person or by proxy, at a meeting at which a quorum is established or by written agreement where at least a quorum of the membership participates.

12.3 Limitation. No amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of Members.



12.4 Recording. A copy of each amendment shall be filed with and certified by the Secretary of State pursuant to the provisions of the applicable Florida Statutes, and a copy shall be recorded in the Public Records of Palm Beach County, Florida.

**ARTICLE XII**  
**ADDRESS**

The principal place of business of the Corporation shall be located at 1200 U. S. Highway 1, North Palm Beach, Florida 33408, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

**ARTICLE XIII**

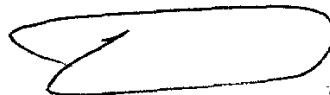
**INITIAL REGISTERED OFFICE ADDRESS**  
**AND NAME OF REGISTERED AGENT**

The registered agent of this Corporation shall be Kenneth S. Direktor, Esq., Becker & Poliakoff, P.A., 500 Australian Avenue South, Ninth Floor, West Palm Beach, Florida 33401.

**ACCEPTANCE BY REGISTERED AGENT**

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NON-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE XV OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 29<sup>th</sup> DAY OF July, 2004.



\_\_\_\_\_  
KENNETH S. DIREKTOR  
(Registered Agent)

**CERTIFICATE OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
OLD PORT COVE CONDOMINIUM ASSOCIATION ONE, INC.**

The undersigned officers of **Old Port Cove Condominium Association One, Inc.** do hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy as amended, pursuant to Article IX thereof, by the Board of Directors at a duly called and noticed meeting of the Board of Directors on **April 8, 2004**, and by the membership at a duly called and noticed meeting of the members held **June 9, 2004**. The amendments were adopted by the Board of Directors and the members and the number of votes cast for the amendments was sufficient for approval.

**SEE ATTACHED  
AMENDED AND RESTATED ARTICLES OF INCORPORATION  
FOR  
OLD PORT COVE CONDOMINIUM ASSOCIATION ONE, INC.**

\* \* \* \* \*

WITNESS my signature hereto this 28<sup>TH</sup> day of JUNE, 2004,  
at North Palm Beach, Palm Beach County, Florida.

**OLD PORT COVE CONDOMINIUM ASSOCIATION  
ONE, INC.**

Eileen Tucker BY Joseph Fagan (SEAL)  
Witness President

Cheryl Lynn Koo ATTEST: Patricia Friedman (SEAL)  
Witness Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 28<sup>TH</sup> day of JUNE, 2004, by JOSEPH FAGAN and PATRICIA FRIEDMAN, as PRESIDENT and SECRETARY, respectively, of Old Port Cove Condominium Association One, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

Billie Intagliata (Signature)

BILLIE INTAGLIATA (Print Name)  
Notary Public, State of Florida at Large

