

2007 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT (AR)

FILED
Mar 14, 2007 8:00 am
Secretary of State

03-14-2007 90033 021 ****61.25

DOCUMENT # 722536

1. Entity Name

PIECES O' EIGHT CONDOMINIUM ASSOCIATION, INC.



Principal Place of Business

1166 HILLSBORO MILE
HILLSBORO BEACH FL 33062

Mailing Address

1166 HILLSBORO MILE
HILLSBORO BEACH FL 33062

2. Principal Place of Business - No P.O. Box #

Suite, Apt. #, etc.

3. Mailing Address

Suite, Apt. #, etc.

City & State

City & State

Zip

Country

Zip

Country

1st MOORE

CR2E037 (10/06)

4. FEI Number

59-1408923

Applied For

Not Applicable

5. Certificate of Status Desired ☐

**\$8.75 Additional
Fee Required**

6. Name and Address of Current Registered Agent

MATRISCIANO, ANDREW T D/P/T
1166 HILLSBORO MILE
UNIT 26
HILLSBORO BEACH FL 33062

7. Name and Address of New Registered Agent

Name

MCDONALD, PATRICIA Pres.

Street Address (P.O. Box Number is Not Acceptable)

1166 Hillsboro Mile #4

City

Hillsboro Beach,

FL

Zip Code

33062

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE

PATRICIA MCDONALD PRES. Patricia McDonald

3/2/07

Signature, typed or printed name of registered agent and title if applicable.

(NOTE: Registered Agent signature required when reinstating)

DATE

FILE NOW: FEE IS \$61.25

Due By May 1, 2007

9. Election Campaign Financing
Trust Fund Contribution. ☐

**\$5.00 May Be
Added to Fees**

**Make Check Payable to
Florida Department of State**

10. OFFICERS AND DIRECTORS

TITLE PRES
NAME MATRISCIANO, ANDREW T D/P/T
STREET ADDRESS 1166 HILLSBORO MILE UNIT #26
CITY-ST-ZIP HILLSBORO BEACH FL 33062 ☒ Delete

TITLE VP
NAME VANDERGIESSEN, WILLIAM D/V
STREET ADDRESS 1166 HILLSBORO MILE UNIT #27
CITY-ST-ZIP HILLSBORO BEACH FL 33062 ☒ Delete

TITLE SECT
NAME MCDONALD, PATTY D/S
STREET ADDRESS 1166 HILLSBORO MILE UNIT #4
CITY-ST-ZIP HILLSBORO BEACH FL 33062 ☐ Delete

TITLE TRES
NAME CRAIN, LEE D/T
STREET ADDRESS 1166 HILLSBORO MILE UNIT #21
CITY-ST-ZIP HILLSBORO BEACH FL 33062 ☐ Delete

TITLE DIR
NAME CACUZZO, GERRY D
STREET ADDRESS 1166 HILLSBORO MILE
CITY-ST-ZIP HILLSBORO BEACH FL 33062 ☒ Delete

TITLE
NAME
STREET ADDRESS
CITY-ST-ZIP ☐ Delete

11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10

TITLE PRES
NAME MCDONALD, PATRICIA
STREET ADDRESS 1166 Hillsboro Mile #4
CITY-ST-ZIP Hillsboro Beach, FL. 33062 ☒ Change ☐ Addition

TITLE D/V
NAME CRAINE, LEE
STREET ADDRESS 1166 Hillsboro Mile #21
CITY-ST-ZIP Hillsboro Beach, FL. 33062 ☒ Change ☐ Addition

TITLE D/HENNESSY, DONALD D/T
NAME
STREET ADDRESS 1166 Hillsboro Mile #24
CITY-ST-ZIP Hillsboro Beach, FL 33062 ☒ Change ☐ Addition

TITLE D/S
NAME PLITT, Gregory
STREET ADDRESS 1166 Hillsboro Mile #22
CITY-ST-ZIP Hillsboro Beach, FL 33062 ☒ Change ☐ Addition

TITLE DIR
NAME BANGIOLA, PAUL
STREET ADDRESS 1166 Hillsboro Mile #5
CITY-ST-ZIP Hillsboro Beach, FL. 33062 ☒ Change ☐ Addition

TITLE
NAME
STREET ADDRESS
CITY-ST-ZIP ☐ Change ☐ Addition

12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Section 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.

SIGNATURE:

Patricia McDonald Pres. PATRICIA MCDONALD

3/2/07

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Date

Daytime Phone 954 423 3165

ATTACHMENT

40035656
#722536

**PIECES OF EIGHT CONDOMINIUM ASSOC., INC.
1166 Hillsboro Mile
Hillsboro Beach, FL 33062**

**NEWLY ELECTED
BOARD OF DIRECTORS
2007**

Pat McDonald, President

Lee Craine, Vice President

Don Hennessy, Treasurer

Greg Plitt, Secretary

Paul Bangiola, Board Member

ATTACHMENT

40035656

722536

Copy for file

PIECES OF EIGHT

ANNUAL MEETING

JANUARY 13, 2006

1:00 p.m.

LOCATION TO BE ANNOUNCED

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PIECES OF EIGHT
Monthly Meeting Minutes
December 5, 2006

ATTENDEES:

Board:	A. Matrisciano	L. Craine
	B. Van Der Geissen	G. Cocuzzo (by phone)
	P. McDonald	
Owners:	D. and J. Hennessy	B. Cillo
	B. Woska	R. Swanson
Attorney:	P. Blade	

The meeting opened with the introduction of Paul Blade who is the attorney representing POE.

1. We spoke at length about insurance monies. Paul Blade spoke at the meeting and said that the check from Citizens belongs to the Association, and that we should follow the POE declarations as well as Florida Statute 718.11, not necessarily the exact way that Citizens presented the distribution in their report, especially as there were several obvious errors. The attorney said the board has to decide how to distribute the insurance monies regardless of how the insurance company has chosen to do the breakdown. He suggested that since the monies were very obviously not distributed by the insurance company in the right manner, that the board should vote to fix the common areas first, then distribute the remaining monies to those owners with receipts for their individual repairs that are storm-related damages only. He also stated this must comply with the Florida statutes and condominium declarations. Then Mr. Blade suggested that the \$5,000 roof assessment which each owner paid should be returned. The right amount must be figured out from the roof repairs due to the storm, since the insurance paid the majority of the cost of the roof repairs. Each owner should send a letter to the Association if they are not satisfied with the coverage due your individual apartments regarding storm damage. The attorney also mentioned that, by right, if you had homeowners insurance and you have received monies from that and also take monies from Citizen for the same damages, that it is "double dipping" and against the law.

2. A \$25 check as a Christmas gift will be paid to the pool man, the pest control man, sanitation, and police.

3. Lee asked about the approximately \$39,000 deductible for the roof that the insurance company was supposed to reimburse once the roof repairs were completed, and how we were to apply for getting that money. Andy replied that he thought it was included in the monies already received from Citizens, but would look into the matter further.

4. The board voted to hold off on the concrete repairs until April 2007.

5. A second board meeting will be held on December 7, 2006 at 5:00 to vote on the distribution of insurance monies.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Patricia McDonald
Secretary

Patricia McDonald

ATTACHMENT

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722536

PIECES OF EIGHT Board Meeting Minutes December 7, 2006

ATTENDEES:

Board:	A. Matrisciano	L. Craine
	B. VanDerGeissen	G. Cozzuzzo (by phone)
	P. McDonald	
Owners:	D. and J. Hennessy	

The meeting began at 5:10 p.m. The following is from a taped transcript of the meeting.

Andy: How to handle the manner to pay for all the common areas first, i.e., roof, anything under the roof

Gerry: (by phone) Keep everything separate.

Andy: We'll contact whoever is not satisfied with Rolando. We'll contact him and try to get more money. Letters from the owners who are not satisfied. Voting on common area, and to give all unit owners who paid assessments. Not sure about new owners to get paid. Return the \$5,000 to each unit owner. Surplus goes to handle each individual owner on a percentage basis, assuming they had damage. The first three units listed on Citizens (units 1, 2, 3) had no damage, I heard. Also unit #22. They are allotted over \$18,000. That goes back to our use, whatever we use it for.

1. Common areas first.
2. Distribution back \$5,000 repay.
3. What percentage is left to pay for the damage pers Citizens and whatever is left goes right back into our kitty. That is what we have to vote on right now.

VOTE:

A. Matrisciano	Yes
B. VanDerGeissen	Yes
P. McDonald	Yes
L. Craine	Yes
G. Cozzuzzo	No

Andy stated "a motion was called and this is put to bed." He also stated "the board has acted without malice, without prejudice, and in the best interest of the POE Association. We have listened to the legal people and insurance people." The meeting ended at 6:00 p.m.

Respectfully submitted,

Patricia McDonald

P. McDonald
Secretary