

717526

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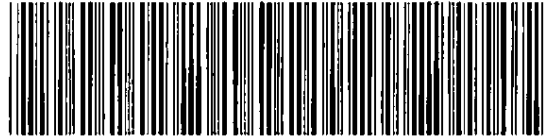
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ROBERT L. KAYE, B.C.S.\*  
MICHAEL S. BENDER, B.C.S.\*  
JEFFREY A. REMBAUM, B.C.S.\*

ANDREW B. BLACK, B.C.S.\*  
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KERSTIN HENZE, OF COUNSEL  
LISA A. MAGILL, B.C.S.\*, OF COUNSEL  
KARISA N. SKIIE, OF COUNSEL



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**REPLY TO:**

Palm Beach Gardens Office:

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[JRembaum@KBRLegal.com](mailto:JRembaum@KBRLegal.com)  
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♦ FLORIDA SUPREME COURT  
CERTIFIED MEDIATOR

♦ BOARD CERTIFIED SPECIALIST IN  
CONDOMINIUM AND PLANNED  
DEVELOPMENT LAW

« BOARD CERTIFIED SPECIALIST  
IN CONSTRUCTION LAW

August 9, 2023

**VIA FEDERAL EXPRESS DELIVERY**

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

**RE: Sunrise East Condominium, Inc.;**  
**Amended and Restated Articles of Incorporation**

To Whom it May Concern:

Enclosed please find an original Certificate of Filing Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc. along with a copy of same to have stamped and returned to us after filing. Also enclosed is a check in the amount of \$35.00 made payable to the Secretary of State to cover the cost of filing same.

Please feel free to contact our office if you have any questions or concerns. Thank you.

Warmest Personal Regards,

KAYE BENDER REMBAUM, P.L.

  
Jeffrey A. Rembaum, Esq.  
For the Firm

**BROWARD County:**  
1200 PARK CENTRAL BLVD, SOUTH  
POMPANO BEACH, FL 33064  
TEL 954.928.0680 FAX 954.772.0319

**ORANGE County:**  
UNIVERSITY CORPORATE CENTER II  
11156 CORPORATE BLVD, SUITE 130  
ORLANDO, FL 32817

**HILLSBOROUGH County:**  
1211 N. WESTSHORE BLVD, SUITE 400  
TAMPA, FL 33607  
TEL 813.875.0731 FAX 813.252.3057

This instrument was prepared by:  
**JEFFREY REMBAUM, ESQUIRE**  
Kaye Bender Rembaum, P.L.  
9121 N. Military Trail, Suite 200  
Palm Beach Gardens, FL 33410

11:11:05

**CERTIFICATE OF FILING  
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
SUNRISE EAST CONDOMINIUM, INC.**

---

**WHEREAS**, Sunrise East Condominium, Inc. (the "Association") is a Florida not for profit corporation formed pursuant to the Articles of Incorporation of Sunrise East Condominium, Inc., filed November 4, 1969, Document Number 717526 (the "Articles"); and

**WHEREAS**, pursuant to Article X, Section 1 of the Articles, the Articles may be amended upon the approval of seventy-five percent (75%) of the Association's Board of Directors (the "Board") and the approval of seventy-five percent (75%) of the Association's members.

**WHEREAS**, on July 27, 2023, at a properly noticed meeting of the Board, the Board approved the Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc. (the "Amended and Restated Articles"), attached hereto and incorporated as if fully set forth herein as Exhibit "A", in accordance with Article X, Section 1 of the Articles; and

**WHEREAS**, on July 27, 2023, at a properly noticed meeting of the members, the members approved the Amended and Restated Articles in accordance with Article X, Section 1 of the Articles.

**NOW, THEREFORE**, the undersigned hereby certify that the following Amended and Restated Articles are a true and correct copy of the Amended and Restated Articles approved by the Board.

**SEE ATTACHED EXHIBIT "A"  
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
SUNRISE EAST CONDOMINIUM, INC.**

---

*[Signature and Notary Page to Follow]*

IN WITNESS WHEREFORE, this Certificate of Filing has been signed by the Association on the date set forth below.

Signed, sealed, and delivered  
in the presence of:

Robert M. Klein

Print Name: Robert M. Klein

Richard Baptista

Print Name: RICHARD BAPTISTA

ASSOCIATION

SUNRISE EAST CONDOMINIUM, INC.  
a Florida not for profit corporation

By: Peter Hechenbleikner

Peter Hechenbleikner, its President

Date: August 1, 2023

STATE OF FLORIDA       )  
                                          ) ss:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 1 day of August, 2023, by Peter Hechenbleikner, as President of Sunrise East Condominium, Inc., who ☐ is personally known to me or ☒ produced drivers license as identification and did not take an oath.



Scott LaFrais  
Notary Public, State of Florida  
Scott LaFrais  
Print Name of Notary Public

My Commission Expires: 5/28/25

## **EXHIBIT "A"**

### **AMENDED AND RESTATED ARTICLES OF INCORPORATION OF SUNRISE EAST CONDOMINIUM, INC.**

#### **ARTICLE I DEFINITIONS**

Unless otherwise defined herein, all initially capitalized terms used herein shall have the same definitions and meaning as those set forth in the Amended and Restated Declaration of Condominium of Sunrise East Condominium, as may be amended from time to time (the "Declaration"), to which these Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc. are attached as Exhibit 5, as may be amended from time to time (these "Articles").

#### **ARTICLE II NAME AND ADDRESS**

The name of this corporation is SUNRISE EAST CONDOMINIUM, INC., which is organized as a not for profit corporation under the Florida Not For Profit Corporation Act and is a condominium association under the Condominium Act. The principal address and mailing address of the Association shall be 2800 East Sunrise Boulevard, Office, Ft. Lauderdale, Florida 33304, or at such other principal address or mailing address as may from time to time be designated by the Board.

#### **ARTICLE III PURPOSES AND POWERS**

3.1 **Purposes.** The purposes for which the Association was formed are as to provide an entity responsible for the operation, maintenance, and management of the Condominium Property and to exercise all powers and discharge all responsibilities granted to the Association under and in accordance with the Condominium Documents, the Condominium Act, and the Florida Not For Profit Corporation Act.

3.2 **General Powers.** To accomplish the foregoing purposes, and without limitation, the Association shall have all of the powers granted to it pursuant to the Condominium Documents and all of the common law and statutory powers permitted under the Florida Not For Profit Corporation Act and the Condominium Act that are not in conflict with the provisions of the Condominium Documents. In the event of any conflict between the provisions of the Florida Not For Profit Corporation Act and the Condominium Act, the provisions of the Condominium Act shall apply. In the event of any conflict between these Articles and the By-Laws, these Articles shall control; and in the event of any conflict between these Articles and the Declaration, the Declaration shall control.

3.3 **Enumerated Powers.** The Association shall also have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to, the following:

A. To establish and collect Assessments and other charges from the Unit Owners to defray the Common Expenses and for all other purposes as provided for in the Condominium Documents, and to use the proceeds thereof in the exercise of the Association's powers and duties and for other expenses incident to the conduct of the business of the Association.

B. To maintain, repair, replace, operate, and manage the Condominium Property in accordance with the Declaration, including, without limitation, the right to reconstruct improvements after casualty and to make further improvements and alterations to the Condominium Property.

C. To establish, amend, and rescind reasonable rules and regulations for governing the Condominium Property and other property acquired or leased by the Association for use by Unit Owners and for all other lawful purposes.

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

E. To contract for the management of the Condominium Property and the Association and to delegate to the party with whom such contract has been entered the powers and duties of the Association except those which require specific approval of the Board or the Members.

F. To lease the Common Elements; and to acquire leaseholds, memberships, or other possessory or use interests in lands or facilities, including, but not limited to, recreational facilities, whether or not contiguous to the Condominium Property, intended to provide for the enjoyment, recreation, or other use or benefit of the Unit Owners.

G. To purchase, acquire, mortgage, operate, sell, lease, manage, and otherwise trade and deal with property, whether real or personal, including, without limitation, Units, which may be necessary or convenient for the operation and management of the Condominium and in accomplishing the purposes of the Association.

H. To borrow money on behalf of the Association, obtain a line of credit, execute promissory notes and other evidences of indebtedness, and give as security therefor mortgages and security interests in Assessments and/or property owned by the Association.

I. To carry out the duties and obligations and receive the benefits given the Association by the Condominium Documents and the Condominium Act, and to enforce the provisions of the Condominium Act and the Condominium Documents.

J. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of purposes and powers of the Association under the Condominium Documents and the Condominium Act.

#### ARTICLE IV MEMBERS

4.1 Qualification. All Unit Owners shall automatically be Members, and their memberships shall automatically terminate when they are no longer Unit Owners. If a Member should sell such Member's Unit under the provisions of the Declaration, the grantee from such Member will automatically acquire membership in the Association, and the membership of the grantor thereby shall terminate. The foregoing is not intended to include persons or entities who hold an interest in a Unit merely as security for the performance of an obligation. Membership certificates are not required and will not be issued.

4.2 Voting Rights. On all matters on which the Members shall be entitled to vote, each Unit shall be entitled to one (1) vote. Any Member owning more than one (1) Unit shall be entitled to the cumulative total of votes allocated to each Unit owned. The vote of a Unit shall not be divisible. Such vote or votes may be exercised or cast in such manner as provided by the By-Laws.

4.3 Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to such Member's Unit. No part of the income of the Association shall be distributed to the Members, directors, and officers of the Association.

4.4 General Matters. When reference is made in the Condominium Documents, management contracts, or otherwise, to a majority or specific percentage of Unit Owners or Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of the Members and not of the Members or Unit Owners themselves.

#### ARTICLE V EXISTENCE

The Association shall have perpetual existence unless the Condominium is terminated pursuant to the provisions of the Declaration. In the event of such termination, the Association shall be dissolved in accordance with law.

#### ARTICLE VI INITIAL SUBSCRIBERS

The names and addresses of the initial subscribers to the Association's original Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
JACK L. HAMILTON	1 Creighton Place Fort Lauderdale, Florida
ROBERT W. SUDBRINK	1 Creighton Place Fort Lauderdale, Florida
AUDRIENNE L. HAMILTON	1 Creighton Place Fort Lauderdale, Florida
MARGARETA S. SUDBRINK	1 Creighton Place Fort Lauderdale, Florida

#### ARTICLE VII DIRECTORS

The affairs and property of the Association shall be managed and governed by the Board, composed of five (5) persons. Only Members may serve as directors of the Association. Directors shall be elected by the Members at the annual meeting of the membership in the manner set forth in the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws. All of the powers of the Association shall be exercised exclusively by the Board, subject only to approval by the Members when such approval is specifically required.

#### ARTICLE VIII OFFICERS

Subject to the direction of the Board, the affairs of the Association shall be administered by a President, Vice-President, Secretary, Treasurer, and such other officers as the Board shall, from time to time, deem desirable. The officers shall be elected by the Board in accordance with the By-Laws and shall serve at the pleasure of the Board. Only Members may serve as officers of the Association. Additionally, the President shall be elected from among the membership of the Board, but no other officer need be a director. The names and addresses of the officers who shall serve until their successors are designated by the Board are as follows:

<u>NAME AND ADDRESS</u>	<u>TITLE</u>
PETER HECHENBLEIKNER 2800 East Sunrise Blvd. Ft. Lauderdale, FL 33004	President



MEINRAD ZAEHNER  
2800 East Sunrise Blvd.  
Ft. Lauderdale, FL 33004

Vice-President

WILLIAM OHRUM  
2800 East Sunrise Blvd.  
Ft. Lauderdale, FL 33004

Treasurer

DANIEL DUGAN  
2800 East Sunrise Blvd.  
Ft. Lauderdale, FL 33004

Secretary

#### ARTICLE IX BY-LAWS

The By-Laws may be amended in the manner provided by the By-Laws; provided, however, that at no time shall the By-Laws conflict with the Declaration or these Articles. Any attempt to amend contrary to these prohibitions shall be of no force or effect.

#### ARTICLE X AMENDMENTS

These Articles may be amended upon the affirmative vote of a majority of the entire Board and the affirmative vote of fifty-five percent (55%) of all of the Members. The approval of the Members of a proposed amendment may be obtained by written consent in lieu of a membership meeting pursuant to the relevant provisions of the Florida Not For Profit Corporation Act. The amendment shall be effective when a certificate, executed with the formalities of a deed, certifying that the amendment was duly adopted as an amendment of these Articles, and copy of the amendment are filed with the Office of the Secretary of State and recorded in the Official Records of the County.

#### ARTICLE XI INDEMNIFICATION

Every director, officer, and member of any duly authorized committee of the Association shall be indemnified by the Association against all expenses and liabilities, including Legal Fees, reasonably incurred by or imposed upon him/her in connection with any proceeding or any settlement thereof, to which he/she may be a party, or in which he/she may become involved by reason of his/her being or having been a director, officer, or committee member of the Association, whether or not he/she is a director, officer, or committee member at the time such expenses are incurred, except in such cases wherein the director, officer, or committee member is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association. The Association may purchase such insurance policies as the Board shall deem appropriate

to provide such indemnification. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director, officer, or committee member of the Association may be entitled.

ARTICLE XII  
REGISTERED OFFICE AND AGENT

The name and address of the registered agent of the Association who shall serve until his/her successor is properly appointed by the Board shall be Kaye Bender Rembaum, P.L., 1200 Park Central Boulevard South, Pompano Beach, Florida 33064. The Association shall have the right to designate subsequent registered agents without amending these Articles.

**IN WITNESS WHEREOF**, these Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc. were executed at Broward County, Florida the date set forth below.

Signed, sealed, and delivered  
in the presence of:

*Robert M. Klein*

Print Name: Robert M. Klein

*Richard Baptista*

Print Name: RICHARD BAPTISTA

STATE OF FLORIDA       )  
                                          ) ss:  
COUNTY OF BROWARD    )

**ASSOCIATION**

**SUNRISE EAST CONDOMINIUM, INC.**  
a Florida not for profit corporation

By: *Peter Hechenbleikner*  
Peter Hechenbleikner, its President

Date: August 1, 2023

The foregoing Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc. were acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 1 day of August, 2023, by Peter Hechenbleikner, as President of Sunrise East Condominium, Inc., who ☐ is personally known to me or ☒ produced drivers license as identification and did not take an oath.



*Scott LaForais*  
Notary Public, State of Florida  
Scott LaForais  
Print Name of Notary Public

My Commission Expires: 5/28/25

**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for SUNRISE EAST CONDOMINIUM, INC., a Florida not for profit corporation, at the place designated in these Amended and Restated Articles of Incorporation of Sunrise East Condominium, Inc., 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 9<sup>th</sup> day of AUGUST, 2023.

KAYE BENDER REMBAUM, P.L.

By: 

Jeffrey Rembaum, Member  
(Registered Agent)



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 15, 2023

KAYE BENDER REMBAUM, P.L. ATTORNEYS AT LAW  
9121 N. MILITARY TRAIL  
SUITE 200  
PALM BEACH GARDENS, FL 33410

SUBJECT: E.J.E., INC.  
Ref. Number: 666748

We have received your document for E.J.E., INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Your entity is currently inactive and involuntarily dissolved. The Sun East Condominium, Inc. is showing as a name change. The entity new name is E.J.E., Inc.

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) 245-6050.

Anissa Butler  
Regulatory Specialist II

Letter Number: 823A00021270