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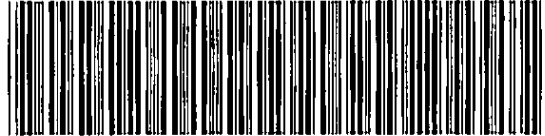
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Amend.

2021 JUL -1 AM 5:25  
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Elizabeth A. Lanham-Patrie, Esq.  
Shareholder  
Board Certified Specialist, Condominium and  
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Phone: (407) 215-9670 Fax: (407) 999-2209  
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# Becker

Becker & Poliakoff  
111 N. Orange Avenue  
Suite 1400  
Orlando, Florida 32801

May 28, 2021

**VIA FEDERAL EXPRESS**  
**Tracking # 7876 9351 2686**

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

**RE: Articles of Amendment to Articles of Incorporation of Windward South Condo, Inc.**

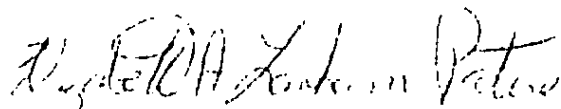
Dear Sir or Madam:

Attached please find a copy of the Articles of Amendment to Articles of Incorporation of Windward South Condo, Inc., and the Association's check number 1168 in the amount of \$35.00 to cover the cost of filing the Articles of Amendment.

If you would be so kind as to file the attached Articles of Amendment at your earliest convenience, it would be greatly appreciated. We look forward to receiving your letter of confirmation of the filing.

Please feel free to contact us with any questions or concerns regarding this matter.

Sincerely,



Elizabeth A. Lanham-Patrie

ELP/klel

cc: Windward South Condo, Inc.

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
WINDWARD SOUTH CONDO, INC.  
(a not-for-profit corporation)**

FILED  
2021 JUN -1 AM 5:25  
SECRETARY OF  
STATE

The undersigned, being the President of **WINDWARD SOUTH CONDO, INC.**, a Florida not-for-profit corporation, hereby executes these Articles of Amendment which shall be filed in the Office of the Florida Department of State.

**ARTICLE I  
Amendments**

A copy of the text of the Articles of Amendment Second Amendment to Articles of Incorporation of Windward South Condo, Inc., is attached hereto as Exhibit "A".

**ARTICLE II  
Approval**

The members of **WINDWARD SOUTH CONDO, INC.**, are entitled to vote on amendments to the Articles of Incorporation. Pursuant to Article 11 of the Articles of Incorporation, the Articles of Incorporation may be amended by the members owning not less than eight (8) apartments in the condominium. The Association has obtained the necessary votes to approve the Articles of Amendment to Articles of Incorporation at a Special Joint Meeting of the Members and the Board of Directors held on **May 24, 2021**.

**ARTICLE III  
Effective Date**

The attached Articles of Amendment Second Amendment to Articles of Incorporation shall be effective upon the recording of these Articles of Amendment in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment on May 26, 2021.

**WINDWARD SOUTH CONDO, INC..**

By: Robert Ullberg

Print Name: **Robert Ullberg**  
Its President

Address: 636 DOUBLEDAY DR  
WINTER PARK, FL 32792

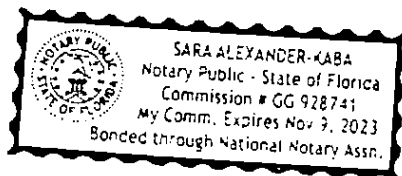
(NOTARY ON NEXT PAGE)

STATE OF FLORIDA

COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization this 26th day of May 2021, by **Robert Ullberg, as President of Windward South Condo, Inc.**, a Florida not for profit corporation, on behalf of the Corporation, who [ ☒ ] is personally known to me or [ ☐ ] who has produced \_\_\_\_\_ (type of identification) as identification.

WITNESS my hand and official Seal in the State and County aforesaid, this 26<sup>th</sup> day of May, 2021.



Notary Public, State of Florida

Printed Name: Sara Alexander-Kaba

My commission expires: 11-23-20 9-2023  
dak

## EXHIBIT "A"

### ARTICLES OF AMENDMENT

#### SECOND AMENDMENT TO ARTICLES OF INCORPORATION OF WINDWARD SOUTH CONDO, INC.

Article 2, Section 2.1 is hereby amended as follows:

#### ARTICLE 2

##### PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to ~~Section 12 of the Condominium Act, which is~~ Chapter ~~718~~ 744, Florida Statutes, for the operation and management of the Windward South Condominium ~~3865~~ Condominium, an ~~apartment house~~ a condominium to be established in accordance with the Condominium Act of the State of Florida, as amended from time to time, located at ~~3865~~ 3845 South Atlantic Avenue, Daytona Beach Shores, in Volusia County, Florida, and to undertake the duties and acts incident to administration, management, and operation of said condominium and to own, operate, lease, sell trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium.

...

Article 5 is hereby amended as follows:

#### ARTICLE 5

##### PRINCIPAL OFFICE

The principal office of the Association shall be located at ~~3865~~ 3845 South Atlantic Avenue, Unit #3, Daytona Beach Shores, Florida 32118, ~~32019~~, but the Association 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 6, Section 6.5 is hereby amended as follows:

#### ARTICLE 6

##### DIRECTORS

...

6.5 The Board of Directors shall elect a President, Secretary, and Treasurer, and as many Vice Presidents, Assistant Secretaries, and Assistant Treasurers as the Board of Directors shall determine. **All officers of the Association must also be Directors.** ~~The President shall be elected from among the membership of the Board of Directors, but no other officers need be a director.~~ The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

Article 11 is hereby amended as follows:

## ARTICLE 11

### **AMENDMENTS**

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

11.1 A Resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association acting upon a vote of a majority of the directors, or by the members of the Association owning a majority of the units in the condominium, whether meeting as members or by instrument in writing signed by them.

11.2 Upon any amendment or amendments to these Articles of Incorporation being proposed by said Board of Directors or members, ~~such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President,~~ **or a designated representative of such officers,** who shall thereupon call a ~~special meeting of the members of the Association for a day no sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments,~~ and it shall be the duty of the secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed to or presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his/**her** post office address as it appears on the records of the Association, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than eight (8) apartments in **the** condominium in order for such amendment or amendments to become effective.

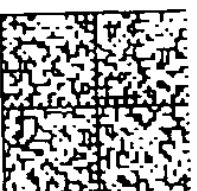
A copy of each amendment, after it has become effective, shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such amendment or amendments with said Secretary



of State, a ~~certified~~ copy thereof shall be recorded in the public records of Volusia County, Florida, within ~~ten (10) days after the date on which the same are so registered.~~

11.3 ~~At any meeting held to consider any amendment or amendments of these Articles of Incorporation, the written vote of any member of the Association shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.~~ Anything to the contrary herein notwithstanding, to the extent lawful, any action which may be taken at any Annual or Special Meeting of such Members, may be taken without a meeting, without prior notice, and without a vote, if a consent in writing setting forth the action so taken shall be signed by the requisite number of voting interests to approve the action pursuant to the procedure set forth in Section 617.0701(4), Florida Statutes, as amended from time to time.

# Becker

Becker & Poliakoff  
Attn: Beth Patrie, Esq.  
111 N. Orange Avenue  
Suite 1400  
Orlando, Florida 32801



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