

723085

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

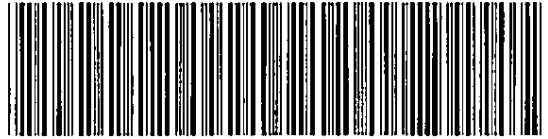
Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

J. HORNE

JUL 23 2024

Office Use Only



900432067639

SEP 27 2024--01310--001 \*\* 5.00

2024 JUL 23 10:00 AM

Donna DiMaggio Berger  
Shareholder  
Board Certified Specialist, Condominium and  
Planned Development Law  
Phone: 954.364.6031 Fax: 954.985.4176  
dberger@beckerlawyers.com

# Becker

Becker & Poliakoff  
1 East Broward Blvd.  
Suite 1800  
Ft. Lauderdale, FL 33301

June 24, 2024

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

**Re: Waterford Point Condominium Apartments, Inc.**  
**Document Number: 723085**

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of the Articles of Amendment to the Articles of Incorporation of Waterford Point Condominium Apartments, Inc., as well as a check in the amount of **\$35.00** to cover the cost of filing same and a self-addressed, stamped envelope for return of a stamped copy to my attention.

Thank you for your attention to this matter.

Very truly yours,



**DONNA DIMAGGIO BERGER**  
For the Firm

DDB/dts  
Enclosures

**ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF  
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

The undersigned officers of **Waterford Point Condominium Apartments, Inc.** do hereby certify that the following amendment to the Articles of Incorporation of said corporation is a true and correct copy as amended, pursuant to Article IX thereof, by the membership at a duly called meeting held August 15, 2023. The amendment was adopted by the members and the number of votes cast for the amendment was sufficient for approval.

**AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

ARTICLE IX

AMENDMENTS:

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

\* \* \*

1. A resolution approving a proposed amendment may be proposed by either the Board of Governors or by the Membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by not less than a majority of all the Governors and by not less than sixty-six and two thirds (66 2/3%) percent of all of the members of the Association present and voting at a meeting at which a quorum has been established. Governors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting and said amendment shall be effective when recorded in the public Records of Broward County, Florida.

\* \* \*

WITNESS my signature hereto this 13 day of June, 2024, at Pompano Beach, Broward County, Florida.

**WATERFORD POINT CONDOMINIUM  
APARTMENTS, INC.**

Adel Frayale  
Witness  
Adel Frayale  
(PRINT NAME)

By

Karen Barbera  
Karen Barbera, President  
801 S. Federal Highway, #1102  
Pompano Beach, FL 33062

801 S. Fed Hwy # 820 Pompano Beach FL  
Witness Address

[Signature]  
Witness

James DeSantis  
(PRINT NAME)

801 S. Fed Hwy # PH8 Pompano Beach FL  
Witness Address

Attest Richard Ambler  
Richard Ambler, Secretary  
801 S. Federal Highway, #221  
Pompano Beach, FL 33062

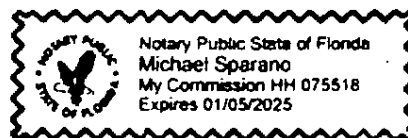
STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June 2024, by Karen Barbera and Richard Ambler, as President and Secretary, respectively, of **Waterford Point Condominium Apartments, 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.

[Signature] (Signature)

Michael Sparano (Print Name)

Notary Public, State of Florida



**ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF  
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

The undersigned officers of **Waterford Point Condominium Apartments, Inc.** do hereby certify that the following amendment to the Articles of Incorporation of said corporation is a true and correct copy as amended, pursuant to Article IX thereof, by the membership at a duly called meeting held August 15, 2023. The amendment was adopted by the members and the number of votes cast for the amendment was sufficient for approval.

**AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
WATERFORD POINT CONDOMINIUM APARTMENTS, INC.**

ARTICLE IX

AMENDMENTS:

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

\* \* \*

1. A resolution approving a proposed amendment may be proposed by either the Board of Governors or by the Membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by not less than a majority of all the Governors and by not less than sixty-six and two thirds (66 2/3%) percent of all of the members of the Association present and voting at a meeting at which a quorum has been established. Governors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting and said amendment shall be effective when recorded in the public Records of Broward County, Florida.

\* \* \*

WITNESS my signature hereto this 13 day of June, 2024, at Pompano Beach, Broward County, Florida.

**WATERFORD POINT CONDOMINIUM  
APARTMENTS, INC.**

Ad Frayale  
Witness  
Ad Frayale  
(PRINT NAME)

By

Karen Barbera  
Karen Barbera, President  
801 S. Federal Highway, #1102  
Pompano Beach, FL 33062

801 S. Fed Hwy # 820 Pompano Beach FL  
Witness Address

[Signature]  
Witness

James DeSantis  
(PRINT NAME)

801 S. Fed Hwy # PH8 Pompano Beach FL  
Witness Address

Attest [Signature]  
Richard Ambler, Secretary  
801 S. Federal Highway, #221  
Pompano Beach, FL 33062

STATE OF FLORIDA  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June 2024, by Karen Barbera and Richard Ambler, as President and Secretary, respectively, of **Waterford Point Condominium Apartments, 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.

[Signature] (Signature)

Michael Sparano (Print Name)  
Notary Public, State of Florida

