

723157

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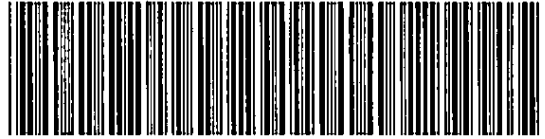
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SECRETARY OF STATE  
TALLAHASSEE, FL

cf 3/9/2022



CHELLE KONYK, ESQ.  
THERESA M. LEMME, ESQ.  
MICHAEL S. STEINER, ESQ.

January 24, 2022

Amendment Section  
Division of Corporations  
PO BOX 6327  
Tallahassee, FL 32314

Articles of Amendment

PALM LAKE CONDOMINIUM, INC.

DOCUMENT NUMBER: 723157

The attached Articles of Amendment are adopted as of January 17, 2022, and the filing fee of \$35.00 is submitted for filing.

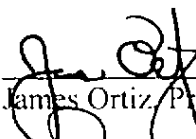

Please return all correspondence to:

CHELLE KONYK, ESQ.  
KONYK & LEMME PLLC  
140 INTRACOASTAL POINTE DR.  
STE 310  
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

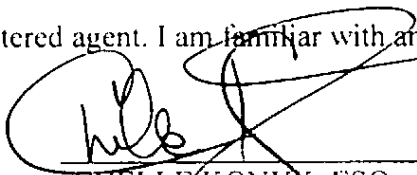
The amendments were adopted at a duly noticed meeting pursuant to the Articles of Incorporation.

A vote of the membership was required and the number of votes cast for the amendments was sufficient for approval.

  
James Ortiz, President  
  
Renee Jones, Secretary

Name of Registered Agent:  
CHELLE KONYK, ESQ.  
KONYK & LEMME PLLC  
140 INTRACOASTAL POINTE DR.  
STE 310  
JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

  
CHELLE KONYK, ESQ.,  
REGISTERED AGENT

RECEIVED



2022 MAR -7 PM 8:01

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FL

February 14, 2022

CHELLE KONYK, ESQUIRE  
140 INTRACOASTAL POINTE DRIVE  
SUITE 310  
JUPITER, FL 33477

SUBJECT: PALM LAKE CONDOMINIUM INC.  
Ref. Number: 723157

We have received your document for PALM LAKE CONDOMINIUM INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please entitle your document Amended and Restated Articles of Incorporation.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

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.

Claretha Golden  
Regulatory Specialist II

Letter Number: 922A00003626

This instrument prepared by:  
Chelle Konyk, Esquire  
Konyk & Lemme PLLC.  
140 INTRACOASTAL POINTE DR.  
STE 310  
JUPITER FL 33477  
(561) 935.6244

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SECRETARY OF STATE  
TALLAHASSEE, FL

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
ARTICLES OF INCORPORATION OF  
PALM LAKE CONDOMINIUM, INC.  
A Florida Corporation Not-For-Profit**

**I HEREBY CERTIFY** that the Amended and Restated Articles of Incorporation attached as Exhibit "F" to this Certificate were duly adopted as the Amended and Restated Articles of Incorporation of Palm Lake Condominium, Inc., ("Articles"). The Amended and Restated Articles were approved by the members at a duly noticed meeting pursuant the Articles and the By-Laws of Palm Lake Condominium, Inc. The original Articles of Incorporation for Palm Lake Condominium, Inc. are recorded in Official Record Book 2175, at Page 1847 et seq., of the Official Records of Palm Beach County, Florida.

**DATED** this 24th day of January 2022.

Signed in the presence of Witnesses as to Both:

Association:

By:

Louise P. Racela

Signature of First Witness

Palm Lake Condominium Inc.

A Florida Corporation Not-For-Profit

Louise P. Racela

Print Name of First Witness

By:

James Ortiz

James Ortiz, President

By:

Karen M. Ferry

Signature of Second Witness

By:

Renee Jones

Renee Jones, Secretary

KAREN M. FERRY.

Print Name of Second Witness

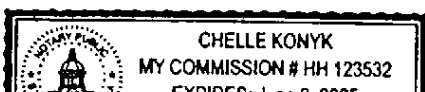
STATE OF FLORIDA )

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization this 24th day of January 2022 by James Ortiz, President and Renee Jones Secretary of Palm Lake Condominium, Inc. personal known to me, who executed the foregoing instrument. Both acknowledged to and before me that each executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL

Notary Public, State of Florida at Large



AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF PALM LAKE CONDOMINIUM, INC.

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 711, Florida Statutes, and certify as follows:

ARTICLE I

The name of the corporation shall be:

PALM LAKE CONDOMINIUM INC.

a Condominium and shall be hereinafter referred to as the "Corporation".

ARTICLE II

The purpose for which the Corporation is organized is as follows:

1. A condominium known as PALM LAKE, a condominium, is constructed in Palm Beach County, Florida, being more particularly described in the Declaration of Condominium, hereinafter called the "Land". The Corporation is organized to provide a means of administering the condominium by the owners thereof.
2. The documents creating the condominiums are recorded in the Public Records of Palm Beach County, Florida.
3. The Corporation shall make no distribution of income to its members, directors, or officers.

ARTICLE III

The powers of the Corporation shall be governed by the following provisions:

1. The Corporation shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.
2. The Corporation shall have all the powers granted to the "Corporation" by Chapter 718 and Chapter 617, Florida Statutes.
3. The Corporation shall have all of the powers granted to it in the Declaration of Condominium of PALM LAKE #1, a Condominium, as amended from time to time. Declaration is recorded in the Public Records of Palm Beach County, Florida.

ARTICLE IV

Members

The qualifications of members, the manner of their admission and voting by such members shall be as follows:

1. All unit owners shall be members of the Corporation and no other person or entities shall be entitled to membership.
2. Membership in the Corporation shall be established by recording in the Public Records of Palm Beach County, Florida, of a deed or other instrument establishing a change of record title

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TALLAHASSEE, FL

to a condominium parcel in the condominium and the notification in writing to the Corporation of the recording information, the new owner designated by such instrument thereby becoming a member of the Corporation. The membership of the prior owner shall thereby terminate.

3. The share of a member in the funds and assets of the Corporation cannot be assigned, pledged, or transferred in any manner except as an appurtenance to the individual condominium unit.

4. Members of the Corporation shall be entitled to one vote for each unit owned by such member. Voting rights will be exercised in the manner provided by the By-Laws of the Corporation.

## ARTICLE V

### Directors

The affairs of the Corporation shall be managed by a Board of Directors who shall be members of the Corporation.

Directors of the Corporation shall be elected at the annual meeting of the members in the manner provided by the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

The names and addresses of the members of the first Board of Directors following ratification of this Amended and Restated Articles of Incorporation who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

James Ortiz, President	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Deborah, Vice President	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Renee Jones, Secretary	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Rebecca Busch, Treasurer	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Cheryl Courtney, Director	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Louise Racela, Director	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Albert Scalzo, Director	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461

## ARTICLE VI

### Officers

The affairs of the Corporation shall be administered by officers elected by the members of the Corporation at the annual meeting of the members of the Corporation. The names and addresses of the officers who shall serve until their successors are elected, are as follows:

James Ortiz, President	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Deborah, Vice President	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Renee Jones, Secretary	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461
Rebecca Busch, Treasurer	3446 23 <sup>rd</sup> Ave S #109; Lake Worth Florida 33461

## ARTICLE VII

### Indemnification

Every director and officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may

become involved, by reason of his being or having been an officer or director of the Corporation or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officers may be entitled. Unless a Director or Officer is guilty of willful misfeasance or malfeasance, said Director shall be indemnified by the Association.

## ARTICLE VIII

### By-Laws

The By-Laws of the Corporation shall be those By-Laws set forth in the aforesaid Declaration of Condominium and may be altered, amended, or rescinded in the manner provided by the said By-Laws.

## ARTICLE IX

### Amendments

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

These Articles of Incorporation may be amended at any regular or special meetings of the members of the Corporation, called in accordance with the By-Laws by the affirmative vote of 51% of the votes of the entire members of the Corporation, present in person or by proxy, provided there is a quorum. Each member shall have the number of votes specified in Article IV of these Articles.

## ARTICLE X

### Term

The term of the Corporation shall be the life of the condominium unless the Corporation is terminated sooner by the unanimous action of its members. The Corporation shall be terminated by the termination of the condominium in accordance with the condominium documents.

## ARTICLE XI

### Subscribers

The names and residences of the original subscribers to these Articles of Incorporation were:

MICHAEL I. HERRON - 407 Lincoln Road, Miami Beach, Florida 33139

DONALD M. KLEIN - 407 Lincoln Road, Miami Beach, Florida 33139

ALICE BLATT - 407 Lincoln Road, Miami Beach, Florida 33139

IN WITNESS WHEREOF, We, being the President and the Secretary of PALM LAKE CONDOMINIUM, INC. have hereunto set our hands this 24th day of January 2022.

BY: \_\_\_\_\_

James Ortiz, President

BY: \_\_\_\_\_

Renee Jones, Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization by James Ortiz, President and Renee Jones, Secretary, both personally known to me, who after being sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purpose therein expressed the 24th day of January 2022.

Witness my hand and official seal in Palm Beach County, Florida this 24th day of January 2022.

SEAL



Notary Signature

WITH CHELLE KONYK, ESQ. KONYK & LEMME PLLC AS REGISTERED AGENT.

I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT

CHELLE KONYK, ESQ.

A vote of the membership was required and the number of votes cast for the amendments was sufficient for approval.