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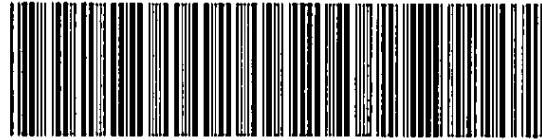
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*Amended &  
Restated*

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DANIEL J. LOBECK\*  
MARK A. HANSON\*  
MICHELLE A. ROWE

*THE LAW OFFICES OF*  
***LOBECK & HANSON***

*PROFESSIONAL ASSOCIATION*

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CONDOMINIUM  
COOPERATIVE AND  
HOMEOWNERS  
ASSOCIATIONS

CIVIL LITIGATION  
PERSONAL INJURY  
FAMILY LAW  
LAND USE LAW  
TRUSTS AND ESTATES

\* FLA. BOARD CERTIFIED SPECIALIST IN CONDOMINIUM  
AND PLANNED DEVELOPMENT LAW

May 17, 2021

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Re: Certificate of Amendment  
Lido Presidential, Inc.

Dear Sir or Madam:

Please find enclosed an original Certificate of Amendment and attached Amendment to the Articles of Incorporation for the above-referenced corporation and a check in the amount of **\$35.00** for the filing fee.

Thank you for your assistance in this matter.

Sincerely,



Leah E. Ellington

LEE/pp  
Enclosure

FILED

2027 MAY 19 AM 11:56

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Prepared by and return to:  
Leah E. Ellington, Esquire  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237  
(941) 955-5622 (Telephone)  
(941) 951-1469 (Facsimile)

**AMENDED AND RESTATED**

**ARTICLES OF INCORPORATION  
OF  
LIDO PRESIDENTIAL, INC.**

**ARTICLE 1.  
NAME OF CORPORATION AND PRINCIPAL OFFICE**

The name of the corporation shall be LIDO PRESIDENTIAL, INC. (herein "the Association"). The principal office of the Association shall be located at 845 Benjamin Franklin Drive, Sarasota, Florida 34236. The Association Board of Directors (herein "the Board") may change the location of the principal office of the Association from time to time.

**ARTICLE 2.  
PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, as amended, hereinafter called the "Condominium Act," for the operation of The Presidential, a Condominium (herein "the Condominium"), located in Sarasota County, Florida, and to perform all acts provided in the Declaration of Condominium and Exhibits annexed thereto and in the Condominium Act.

**ARTICLE 3.  
DEFINITIONS**

The terms used herein shall have the same definitions as stated in the Declaration of Condominium and the Condominium Act unless the context requires otherwise. If there is a dispute over the proper definition of a vague or ambiguous term which is not otherwise defined by the Declaration of Condominium or by the Condominium Act, the Board shall provide a reasonable definition of the term or may adopt any standard dictionary definition of the term.

**ARTICLE 4.**

Amended and Restated  
Articles of Incorporation of  
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## POWERS

The powers of the Association shall include and be governed by the following provisions:

**4.1 GENERAL POWERS.** The Association shall have all of the statutory and common law powers of a corporation not for profit and all of the powers and duties set forth in the Florida Not for Profit Corporation Act (Chapter 617, Florida Statutes), the Condominium Act, the Declaration of Condominium, these Articles of Incorporation, and Bylaws of the Association, all as amended from time to time, except as may be limited or otherwise provided by these Articles of Incorporation or by law. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and Bylaws.

**4.2 SPECIFIC POWERS.** The specific powers of the Association shall include but not be limited to the following:

- A. To make and collect Assessments against Members as Apartment Owners to defray the costs, expenses and losses of the Condominium.
- B. To use the proceeds of Assessments in the exercise of its powers and duties.
- C. To maintain, repair, replace and operate the Condominium property.
- D. To purchase insurance upon the Condominium property and insurance for the protection of the Association and its Members as Apartment Owners.
- E. To reconstruct improvements after casualty and the further improvement of the property.
- F. To make and amend reasonable regulations restricting the use of the property in the Condominium.
- G. To approve or disapprove the leasing, transfer, mortgages and ownership of Apartments as provided by the Declaration of Condominium and the Bylaws of the Association.
- H. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the property in the Condominium.
- I. To contract for the management of the Condominium and to delegate to such contractor and manager all powers and duties of the Association, except such as are specifically required by the Declaration of Condominium to have approval of the Board or the membership of the Association.

J. To contract for the management or operation of portions of the Common Elements susceptible to separate management or operation, and to lease such portions.

K. To employ personnel to perform the services required for proper operation of the Condominium.

**4.3** The Association shall have the power to purchase an Apartment in the Condominium and to hold, lease, mortgage and convey the same.

**4.4** All funds and the titles to all properties acquired by the Association and their proceeds shall be held in trust for the Members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

## **ARTICLE 5. MEMBERS AND VOTING RIGHTS**

**5.1 MEMBERSHIP.** The Members of the Association shall consist of all of the record Owners of Apartments in the Condominium, and after termination of the Condominium shall consist of those who are Members at the time of such termination and their successors and assigns.

**5.2 CHANGE OF MEMBERSHIP.** After receiving the written approval of the Association, change of membership in the Association shall be established by recording in the Public Records of Sarasota County, Florida, a deed or other instrument establishing a record title to an Apartment of the Condominium and the delivery to the Association of a certified copy of such instrument. The Owner designated by such instrument thus becomes a Member of the Association and the membership of the prior Owner is terminated.

**5.3 VOTING RIGHTS.** The Owner of each Apartment shall be entitled to one vote as a Member of the Association. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

## **ARTICLE 6. INCOME DISTRIBUTION**

The Association shall make no distributions of income to its Members, Directors or Officers. 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 the Member's Apartment.

## **ARTICLE 7. TERM**

Amended and Restated  
Articles of Incorporation of  
Lido Presidential, Inc.  
Page 3 of 5

The term of the Association shall be perpetual, unless dissolved according to law.

## **ARTICLE 8. BOARD OF DIRECTORS**

The affairs and operation of the Association shall be managed by a governing board called the Board of Directors. The Bylaws shall provide for the number, election, removal, and resignation of the Directors and for filling vacancies on the Board. Directors must be Members of the Association.

## **ARTICLE 9. BYLAWS**

The Bylaws of the Association may be amended as provided in the Bylaws.

## **ARTICLE 10. AMENDMENTS**

These Articles of Incorporation may be amended in the following manner:

**10.1 NOTICE.** The text of a proposed amendment shall be included in or with the notice of any meeting at which a proposed amendment is to be considered.

**10.2 PROPOSAL AND ADOPTION.** A resolution for the adoption of a proposed amendment may be proposed either by the Board or by an instrument in writing directed to the President or Secretary signed by not less than ten percent (10%) of the voting interests of the Association. Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting.

Except as elsewhere provided, such approval must be by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

**10.3 LIMITATION ON AMENDMENTS.** No amendment shall make any changes in the qualifications for membership or the voting rights of Members or in Section 4.3 of these Articles of Incorporation without approval in writing by all Members and the joinder of all record Owners of mortgages upon the Condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

**10.4 CERTIFICATION.** A copy of each amendment shall be filed with the Secretary of State, State of Florida, and be recorded in the Public Records of Sarasota County, Florida.

**ARTICLE 11.  
INDEMNIFICATION**

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except when 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 shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

**ARTICLE 12.  
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be 2033 Main St., Suite 403, Sarasota, Florida 34237, and the registered agent at such address will be Daniel J. Lobeck. The Board may change the registered agent and office from time to time as permitted by law.

Prepared by and Return to:  
Leah E. Ellington, Esquire  
Lobeck & Hanson, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237  
(941) 955-5622 (Telephone)  
(941) 951-1469 (Facsimile)

**CERTIFICATE OF AMENDMENT**

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
LIDO PRESIDENTIAL, INC.**

We hereby certify that the attached Amended and Restated Articles of Incorporation were approved and adopted at the Annual Meeting of the Membership of the Association held on April 7, 2021, by the affirmative vote of not less than seventy-five percent (75%) of the votes of the entire membership of the Association, after receiving approval by not less than seventy-five percent (75%) of the entire membership of the Board of Directors at a duly noticed Board meeting, which is sufficient for adoption under Article IX of the Articles of Incorporation.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

Witnesses:

LIDO PRESIDENTIAL, INC.

Sign Kim Vidar

By: William Bockenstette  
William Bockenstette, President

Print Kim VIDAR

Sign Lucreta Hayes

Print Lucreta Hayes

Witnesses:

Sign Bekki Rayner

Attest: Katherine Kussy 4/21/21  
Katherine Kussy, Secretary

Print Bekki Rayner

Sign Laurie Spesholtz

Print Laurie SPESHOLTZ



STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2021, by William Bockenstette as President of Lido Presidential, Inc., on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign Laurie Seesholtz

Print Laurie Seesholtz

State of Florida at Large (Seal)

My Commission expires:



LAURIE SEESHOLTZ  
Commission # GG 351406  
Expires August 25, 2023  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2021, by Katherine Kussy as Secretary of Lido Presidential, Inc., on behalf of the corporation. He / She is personally known to me or has produced FLA DL as identification.

NOTARY PUBLIC

Sign Laurie Seesholtz

Print Laurie Seesholtz

State of Florida at Large (Seal)

My Commission expires:



LAURIE SEESHOLTZ  
Commission # GG 351406  
Expires August 25, 2023  
Bonded Thru Budget Notary Services