

# 732532

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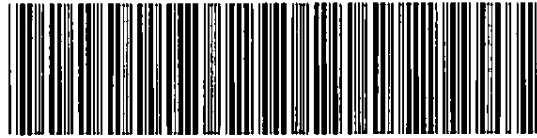
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(Document Number)

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

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NP # 7-32,532

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

☒ New Corporation      ☐ Reincorporation      ☐ Amendment (\$617.02)

Filed: 4/22/75      ~~Rece~~ Principal office:  
Pt. Lauderdale



RUDEN, BARNETT, McCLOSKEY, SCHUSTER & SCHMERER  
ATTORNEYS AT LAW

SIMON RUDEN (1918-1987)  
ELLIOTT B. BARNETT  
DONALD C. McCLOSKEY  
CARL SCHUSTER  
HENRY M. SCHMERER  
LAZ L. SCHNEIDER  
TERRENCE J. RUSSELL  
HARVEY G. KOPELOWITZ  
BRUCE D. GOORLAND  
JONATHAN B. BREEN  
BRIAN J. SHERR  
ALLEN H. SHEPTOW  
WILLIAM LEFKOWITZ  
LINDA L. YUCIS  
JOEL REINSTEIN  
BARRY A. MANDELKORN  
MICHAEL PUDEH-HARRIS  
JEROME IRA SOLKOFF

900 NORTHEAST 28TH AVENUE  
FORT LAUDERDALE, FLORIDA 33304  
(305) 865-9362

DIRECT MIAMI 305-328-7228  
TELECOPIER 305-728-7228

PLEASE REPLY TO: BOX 7278

FILED  
APR 22 1 25 PM '75  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

7-32,532

April 16, 1975

Secretary of State  
State of Florida  
Tallahassee, Florida 32304

Re: Sea Ranch Club Condominium Association, Inc.

Gentlemen:

Enclosed herewith are:

1. An original and two xerox copies of Articles of Incorporation of Sea Ranch Club Condominium Association, Inc.
2. Our check in the amount of \$43.00 in payment of the following:
  - (a) filing fee in the amount of \$30.00
  - (b) two certified copies in the amount of \$5.00 each
  - (c) resident agent fee in the amount of \$3.00
3. A Certificate Designating Resident Agent.

If you have any questions with regard to this matter, you are authorized to call the undersigned, collect. In addition, please telephone the undersigned, collect, upon the filing of such Articles of Incorporation.

Thank you very much.

C. TAX	.....
FILING	30
R. AGENT FEE	3
C. COPY	10
TOTAL	43
N. BANK	.....
BALANCE DUE	.....
REFUND	.....

Very truly yours,

RUDEN, BARNETT, McCLOSKEY,  
SCHUSTER & SCHMERER

Elliott B. Barnett

HBB:ls



Bruce A. Smathers  
SECRETARY OF STATE

## Secretary of State

STATE OF FLORIDA  
THE CAPITOL  
TALLAHASSEE 32304

April 23, 1975

Telephone Number  
904/488-2675

ELLIOTT B. BARNETT, ESQ.  
900 Northeast 26th Ave.  
P.O. BOX 7276  
Ft. Lauderdale, Fla. 33304

Charter Number: 7-32,532

Subject: SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

This will acknowledge receipt of the following documents for the above captioned corporation:

- ☒ 1. Check in the amount of \$43.00
- ☒ 2. Articles of Incorporation
- ☐ 3. Amendment to Articles of Incorporation
- ☐ 4. Articles of Merger or Consolidation
- ☐ 5. Certificate of Withdrawal received and filed
- ☐ 6. Limited Partnership
- ☐ 7. Trademark Application

ENCLOSED:

- ☒ 1. Certified Copy(ies)
- ☐ 2. Certificate(s) under Seal
- ☐ 3. Photocopy(ies)
- ☐ 4. Other

Filed: 4/22/75

Sincerely,

Mary Rushing, Supervisor  
Charter Section

MR/11

Enclosed

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

APR 22 1 25 PM '75

FILED

Pursuant to Chapter 48.091, Florida Statutes, the  
following is submitted in compliance therewith:

Sea Ranch Club Condominium Association, Inc.  
a corporation being organized under the laws of the State of  
Florida, with its principal office located at 900 N.E. 26th Avenue,  
Fort Lauderdale, Florida 33304  
has named Elliott B. Barnett  
with an office at 900 N.E. 26th Avenue, Fort Lauderdale, Florida  
33304  
as its agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT:

Having been named to accept service of process for  
Sea Ranch Club Condominium Association, Inc.  
at the place designated in this Certificate, I hereby agree to act in  
such capacity and agree to comply with the provisions of said Act  
with respect to keeping such office open.

BY

  
RESIDENT AGENT

FILED

APR 22 1 25 PM '75  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
(A Florida Corporation Not For Profit)

In order to form a corporation not for profit under and in accordance with Chapter 617 of the Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not for profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation, certify as follows:

The terms contained in these Articles which are contained in the Condominium Act shall have the meaning of such terms set forth in such Act, and the following terms will have the following meanings:

1. "Sea Ranch Club" shall mean all of the Sea Ranch Club Condominiums, as hereinafter defined, created pursuant to the plan of development (the "Plan") set forth in Article II hereof.
2. "Sea Ranch Club Condominium" without a designated letter "A", "B" or "C" shall mean each condominium created by the submission to condominium ownership on a portion of the "Total Land" referred to as such in Article IX of the Declaration and all of such condominiums shall be collectively referred to herein as the "Sea Ranch Club Condominiums".
3. "Developer" means Sea Ranch Properties, Inc., its successors, and assigns.
4. "Condominium Documents" means each and every Declaration of Condominium (the "Declaration(s)") for each and every Sea Ranch Club Condominium; these Articles; the By-Laws and any instruments referred to therein.

5. "Act" means Chapter 711 of the Florida Statutes known as the Condominium Act.

6. "Apartment" means "unit", as defined in the Act, and is the part of the Condominium Property, which is subject to private ownership.

7. "Apartment Owner" means the owner or owners of an Apartment.

8. "Assessment" means the share of funds required for the payment of "Common Expenses", as hereinafter defined, which from time to time is assessed against an Apartment Owner.

9. "Members" means each and every member of this Association.

10. "Common Expenses" means the expenses for which the Apartment Owners are liable to the "Association", as hereinafter defined, including the "Association Area Expenses", as hereinafter defined, any of the expenses described as "Common Expenses" in the Condominium Documents, and "Common Expenses", as defined and described in the Act.

11. "Common Surplus" means the excess of all receipts of the Association over the amount of "Common Expenses" which the Apartment Owners own.

12. "Condominium Property" means the land and all improvements thereon and all easements and rights appurtenant thereto submitted to condominium ownership in connection with any Sea Ranch Condominium.

13. "Common Elements" means the portions of Condominium Property, including all of the land thereof, not included in the Apartments.

14. "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Apartment to the exclusion of other Apartments.

15. "Association Areas" means those portions of the Common Elements of any Sea Ranch Club Condominium developed pursuant to the Plan described in Article II of these Articles that are available for the use of all of the members of the Association, and the expenses of which are "Association Area Expenses".

16. "Building Areas" means those portions of the Common Elements not included in the Association Areas, and the expenses of which are "Building Expenses".

17. "Association" means this Association, Sea Ranch Club Condominium Association, Inc., a Florida corporation not for profit.

18. "Articles" means these Articles of Incorporation of the Association.

19. "By-Laws" means the By-Laws of the Association.

20. "Board" means the Board of Directors of the Association.

#### ARTICLE I

##### NAME

The name of this Association shall be SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., whose present address is 900 N.E. 26th Avenue, Fort Lauderdale, Florida 33304.

#### ARTICLE II

##### PLAN OF DEVELOPMENT AND PURPOSE OF ASSOCIATION

###### A. Statement of the Plan

1. Developer has acquired a portion of and has an option to acquire the balance of certain land described as Parcel A of Sea Ranch Beach and Raquet Club according to the Plat thereof recorded in Plat Book 82, Page 4, of the Public Records of Broward County, Florida (the "Total Land"). Developer has established the plan set forth in this Article II for Sea Ranch



Club for the development of the Total Land (the "Plan). Developer intends to acquire the Total Land and to construct thereon three (3) high-rise residential apartment buildings and certain other improvements and to submit to condominium ownership, in phases, each of such buildings and the portion of the Total Land and improvements relating thereto. There shall be one Phase for each building. The names of the Sea Ranch Club Condominiums contemplated by the Plan to make up Sea Ranch Club shall be "Sea Ranch Club Condominium A", "Sea Ranch Club Condominium B", and "Sea Ranch Club Condominium C". It is intended that Sea Ranch Club Condominium A shall contain 272 Apartments; that Sea Ranch Club Condominium B shall contain 180 Apartments; that Sea Ranch Club Condominium C shall contain 271 Apartments; and that the total number of apartments contained in all of the Sea Ranch Club Condominiums shall be 723.

2. Developer has acquired a certain part of the Total Land and has commenced construction of Sea Ranch Club Condominium A. However, Developer reserves the absolute right in its sole discretion to terminate the Plan without going forward with either or both of Sea Ranch Club Condominium B or Sea Ranch Club Condominium C. In the event Developer elects to terminate the Plan, Developer shall file among the Public Records of Broward County, Florida a statement that Developer has terminated the Plan (the "Termination Statement"), which statement shall set forth that portion of the Total Land which will be submitted to condominium ownership and the total number of Apartments that will be in Sea Ranch Club. The effect of the filing of such statement shall be that any portion of the Total Land not submitted to condominium ownership pursuant to the Plan as of the filing of such statement shall no longer be considered part of the Sea Ranch Club Condominiums for any reason whatsoever.

3. It is intended that the Association shall be responsible for the operation of Sea Ranch Club and that

each owner of an Apartment in any of the Sea Ranch Club Condominiums shall be a Member of the Association. It is intended that certain portions of the Condominium Property of each Sea Ranch Club Condominium shall be designated as Association Areas and that these Association Areas shall be used by all Members and that the expenses of such Association Areas shall be shared by all Members.

4. It is intended that certain easements shall be established in each Declaration across, over, under, and upon the Condominium Property of each Sea Ranch Club Condominium so as to provide to all members of the Association certain means of ingress, egress, use and other purposes with respect to such property.

B. Purpose

The purpose for which this Association is organized is to maintain, operate and manage each Sea Ranch Club Condominium and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III

POWERS

A. The Association shall have the following powers which shall be governed by the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of the Condominium Documents or the Act.

2. The Association shall have all of the powers of a condominium association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including but not limited to, the following:

(a) to make, establish and enforce reasonable rules and regulations governing each of the Sea Ranch Club Condominiums and the use of Apartments, Common Elements, Limited Common Elements, Association Areas, Building Areas and Condominium Property;

(b) to make, levy, collect and enforce assessments against Apartment Owners to provide funds to pay for the expenses of the Association and the maintenance, operation and management of each Sea Ranch Condominium in the manner provided in the Condominium Documents and the Act and to use and expend the proceeds of such assessments in the exercise of the powers and duties of the Association;

(c) to maintain, repair, replace and operate the Condominium Property in accordance with the Condominium Documents and the Act;

(d) to reconstruct improvements of the Condominium Property in the event of casualty or other loss;

(e) to enforce by legal means the provisions of the Condominium Documents;

(f) to employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation and management of the Condominium Property and each Sea Ranch Club Condominium and to enter into any other agreements consistent with the purposes of the Association.

#### ARTICLE IV

##### MEMBERS

A. The qualification of Members, the manner of their admission to membership, the manner of the termination of such membership, and voting by Members shall be as follows:

1. Until such time as Sea Ranch Club Condominium A is submitted to condominium ownership by the recordation of its Declaration, the Membership of this Association shall be comprised solely of the subscribers ("Subscriber Members") to these Articles; and, in the event of the resignation or termination of any Subscriber Member, the remaining Subscriber Members may nominate and designate a successor Subscriber Member. Each of the Subscriber Members shall be entitled to cast one vote on all matters requiring a vote of the Membership.

2. Once Sea Ranch Club Condominium A is created by the recordation of its Declaration, the Subscriber Members rights and interests shall be automatically terminated and the Apartment Owners within that Condominium and in all subsequent Sea Ranch Club Condominiums, which shall mean in the first instance the Developer as the owner of the Apartments, shall be entitled to exercise all of the rights and privileges of Members.

3. Membership in the Association shall be established by the acquisition of ownership of fee title to an Apartment in any Sea Ranch Club Condominium as evidenced by the recording of an instrument of conveyance amongst the Public Records of Broward County, Florida, whereupon the membership of the prior owner thereof, if any, shall terminate as to that Apartment. Where title to an Apartment is acquired by conveyance from a party other than the Developer in the case of sale, acquisition, inheritance, devise, judicial decree or otherwise, the person or persons thereby acquiring such Apartment shall not be a Member unless or until such acquisition is in compliance with Article XV of the Declaration. New Members shall deliver a true copy of the deed or other instrument of acquisition of title to the Association.

4. No Member may assign, hypothecate or transfer in any manner his membership or his share in the funds and assets of the Association except as an appurtenance to his Apartment.

5. Membership in the Association shall be divided into classes with the Apartment Owners of each Sea Ranch Club Condominium constituting a separate class. Each class shall be designated by the same letter number used to denote that Sea Ranch Club Condominium which contains the Apartments of the members of such class. As contemplated by the Plan, there is intended to be three (3) classes of Members to wit: Class A, Class B and Class C.

6. In the event a Sea Ranch Club Condominium is terminated in accordance with its Declaration, the former Apartment Owners in such terminated Sea Ranch Club Condominium shall no longer be Members of the Association.

7. The following provisions shall govern the right of each Member to vote and the manner of exercising such right:

(a) There shall be only one vote for each Apartment, and if there is more than one Owner with respect to an Apartment as a result of the fee interest in such Apartment being held by more than one person, such Owners collectively shall be entitled to only one vote in the manner determined by the Declaration.

(b) All of the members of the Association shall vote thereon as one body, without distinction as to Class, on matters which pertain to Sea Ranch Club, all of the Sea Ranch Club Condominiums or the Association.

(c) On matters pertaining to only one Condominium or class of Members, only such class shall vote thereon; and

(d) On matters which pertain to one or more classes of Members but not to all of such classes, or which pertain to each class of Members, but to each such class in a different degree or different manner, then each class of Members affected thereby shall vote separately as a class thereon.

(e) Subject to the provisions of Subparagraph (a), (b), (c) and (d) immediately preceding, the Board shall determine whether a matter which is subject to a vote of the Members shall be voted on by classes or by the entire membership of the Association as a whole.

(f) In the determination of whether a quorum exists or whether the Association or a class of Members has duly acted with respect to any matter,

(i) On matters which are voted on by the Association at large, such determination shall be made with respect to the number of all of the Members;

(ii) On matters which are voted on by a class, such determination shall be made with respect to the number of Members of such class; and

(iii) On matters which are voted on by more than one class, such determination shall be made separately with respect to the number of Members of each class and satisfied by each class voting thereon.

(g) The Members shall elect the Board in the manner provided in Article IX of these Articles of Incorporation.

#### ARTICLE V

##### TERM

The term for which this Association is to exist shall be perpetual.

#### ARTICLE VI

##### SUBSCRIBERS

The names and residences of the subscribers to these Articles of Incorporation are as follows:

Robert H. Gore, Jr.	1 Winnebago Road Sea Ranch Lakes, Florida
Charles L. Palmer	2205 Middle River Drive Ft. Lauderdale, Florida
Denton E. McGinty	2730 N.E. 57th Court Ft. Lauderdale, Florida
Elliott B. Barnett	10 Compass Road Ft. Lauderdale, Florida

## ARTICLE VII

### OFFICERS

A. The affairs of the Association shall be managed by a President, one or several Vice Presidents, a Secretary and a Treasurer, and, if elected by the Board, an Assistant Secretary and an Assistant Treasurer, which offices shall be subject to the directions of the Board.

B. The Board shall elect the President, a Vice President, a Secretary, and a Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board, provided, however, such officers may be removed by such Board and other persons may be elected by the Board as such officers in the manner provided in the By-Laws. The President shall be a Director of the Association, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible, provided, however, the offices of President and Vice President shall not be held by the same person, nor shall the same person hold the office of President who holds the office of Secretary or Assistant Secretary.

## ARTICLE VIII

### FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Charles L. Palmer
Vice President	Denton E. McGinty
Secretary	Elliott B. Barnett
Treasurer	Alan C. Hanselman

## ARTICLE IX

### BOARD OF DIRECTORS

A. The number of Directors on the first Board of Directors (the "First Board") shall be three (3). The number of Directors elected subsequent to the First Board shall be as provided in Paragraph C of this Article IX.

B. The names and addresses of the persons who are to serve as the First Board are as follows:

NAME	ADDRESSES
Charles L. Palmer	900 N.E. 26th Ave. Fort Lauderdale, Florida
Denton E. McGinty	900 N.E. 26th Ave. Fort Lauderdale, Florida
Elliott B. Barnett	900 N.E. 26th Ave. Fort Lauderdale, Florida

Developer reserves the right to designate successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided.

C. Thirty (30) days after the earlier to occur of the following dates (the "First Turnover Date") the First Board shall be succeeded by the "Initial Elected Board":

1. Ten (10) days after the conveyance by Developer of 109 Apartments to Apartment Owners ("Purchaser Members"); or
2. In the event Developer records the Termination Statement, ten (10) days after the conveyance by Developer of fifteen (15%) per cent of the total number of Apartments set forth in its Termination Statement that will be in the Sea Ranch Club.

The number of Directors on the Initial Elected Board shall be the product of three (3) times the number of Sea Ranch Club Condominiums for which a Declaration has been recorded



as of the First Turnover Date and there shall be a class of directors three (3) in number for each such Sea Ranch Club Condominium, the Directors of which class will be elected by the Members of such Sea Ranch Club Condominium or designated by the Developer as hereinafter set forth. For each class of Directors on the Initial Elected Board, Members of each Class other than the Developer ("Purchaser Members") shall be entitled to elect one (1) Director and the Developer shall designate and select the remaining two (2) Directors. The Purchaser Members shall elect its one Director at a special meeting to be called by the Association for such purpose (the "Initial Election Meeting"), and the Developer shall designate the remaining two Directors at such Initial Election Meeting. The Initial Elected Board shall succeed the First Board upon their election or designation. Subject to the provisions of Paragraph D immediately following, the Initial Elected Board shall serve until the next Annual Members Meeting (as defined in the By-Laws), whereupon the members of the Board shall be elected or designated in the same manner as the Initial Elected Board, to wit: one third (1/3) by Purchaser Members and two thirds (2/3) by the Developer. In the event that a Sea Ranch Club Condominium is created after the Initial Election Meeting, then a new class of three (3) Directors shall be elected to the Board and such Directors shall be elected or designated in the same manner as the Directors of each previously existing class of Directors.

D. Thirty (30) days after the "Turnover Date" (as hereinafter defined), one of the Developer's two designated Directors of each Class of Directors shall be succeeded by a Director elected by the Purchaser Members of such Class. For the purpose of determination of the "Turnover Date", the term "Total Number of Apartments" shall mean either 723 Apartments, or, if a Termination Statement

has been filed pursuant to Article II hereof, the number of Apartments set forth in the Termination Statement. The "Turnover Date" is the earliest to occur of the following:

1. Three (3) years after sales of seventy-five (75%) per cent of the Total Number of Apartments by the Developer have been closed, which closings shall be evidenced by the recording of instruments of conveyance to the respective Purchaser Members amongst the Public Records of Broward County, Florida, or

2. Three (3) months after sales of ninety (90%) per cent of the Total Number of Apartments by the Developer have been closed, which closings shall be evidenced by the recording of instruments of conveyance to the respective Purchaser Members amongst the Public Records of Broward County, Florida to each such Purchaser Members, or

3. When the Total Number of Apartments have been completed (as evidenced by the issuance of a Certificate of Occupancy for all of same) and none are being offered for sale by the Developer in the ordinary course of business.

Within the thirty (30) days after the Turnover Date, the Board shall call a special meeting of the Members (the "Majority Election Meeting") for the purpose of the election by the Purchaser Members of Directors to succeed one of the Developer's designated Directors for each Class so that the Directors elected by the Purchaser Members shall compose a majority of the Board.

E. Sixty (60) days prior to the first annual meeting of the Members after the majority election meeting, as set forth in the By-Laws, the Board shall determine the total number of Directors of the Board, which total number shall not exceed Five (5) times the number of classes of Members, with each class entitled to elect an equal number of Directors.

F. Until the time set forth in Paragraph G of this Article, at each Annual Meeting of the Members held subsequent to the Majority Election Meeting a majority of each class of Directors shall be elected by the Purchaser Members voting by class and a minority of each class of Directors shall be designated by the Developer.

G. Upon the earlier to occur of the following events ("Developer's Resignation Event"), the Developer shall cause all of its designated Directors to resign:

1. When the Developer no longer holds for sale any apartment in the ordinary course of business;  
or
2. The voluntary resignation of all of the designated Directors.

Upon the Developer's Resignation Event, the members of the Board of each class elected by Purchaser Members of such Class shall elect successor Directors to fill the vacancies caused by the resignation or removal of the Developer's designated Directors. These successor Directors shall serve until the next annual meeting of the Directors and until their successors are elected and qualified.

H. At each annual meeting of the Members held subsequent to the year in which the Developer's Resignation Event occurs, all of the Directors of each class shall be elected by the Members of the Association of such class.

#### ARTICLE X INDEMNIFICATION

Every Director and every officer of the Association (and the Directors and/or officers as a group) shall be indemnified by the Association against all expenses and liabilities, including counsel fees (at all trial and appellate

levels) reasonably incurred by or imposed upon him or them in connection with any proceeding or litigation or settlement in which he may become involved by reason of his being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board approves such settlement and authorizes reimbursement for the costs and expenses of the settlement as in the best interest of the Association; and in instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer may be entitled whether by statute or common law.

#### ARTICLE XI

##### BY-LAWS

The By-Laws of the Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the By-Laws.

#### ARTICLE XII

##### AMENDMENTS

A. Prior to the recording of the first Declaration of a Sea Ranch Club Condominium amongst the Public Records of Broward County, Florida, these Articles may be amended only by an instrument in writing signed by all of the subscribers to these Articles and filed in the Office of the Secretary of State of the State of Florida. The instrument amending the

Articles shall identify the particular Article or Articles being amended and give the exact language of such amendment, and a certified copy of each such amendment shall always be attached to any certified copy of these Articles and shall be an exhibit to any Declaration of Sea Ranch Club Condominium upon the recording of any such Declaration.

B. After the recording of the first Declaration of a Sea Ranch Club Condominium amongst the Public Records of Broward County, Florida, these Articles may be amended in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting (whether of the Board or of the Membership) at which such proposed amendment is to be considered; and

2. A resolution approving the proposed amendment may be first designated by either the Board or the Membership. After such approval of a proposed amendment by one of said bodies, such proposed amendment must be submitted and approved by the other of said bodies. Approval by the Membership must be by a vote of two thirds (2/3) of the Members present at a meeting of the Membership at which a quorum is present and approval by the Board must be by two-thirds (2/3) of the Directors present at any meeting of the Directors at which a quorum is present. Nothing in this Paragraph 2 shall be deemed to prevent the Board from determining that a proposed amendment shall be voted on by each class of Members and Directors in accordance with Article IV hereof.

C. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

D. A copy of each amendment shall be certified by the Secretary of State and recorded amongst the Public Records of Broward County, Florida.

E. Notwithstanding the foregoing provisions of this Article XII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of the Developer, including the right to designate and select the Directors as provided in Article IX hereof, without the prior written consent therefor by the Developer.

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures, this 14th day of April, 1975.

Charles L. Palmer  
Robert H. Gore, Jr.  
Denton E. McGinty  
Elliott B. Barnett

STATE OF FLORIDA           )  
                                  ) SS:  
COUNTY OF BROWARD       )

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared ROBERT H. GORE, JR., CHARLES L. PALMER, DENTON E. MCGINTY and ELLIOTT B. BARNETT, to me known to be the persons described as Subscribers in and who executed the foregoing Articles of Incorporation and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of April, 1975.

Louis Stewart  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Dec. 8, 1978  
Bonded by American Fire & Casualty Co.

ANNUAL FILING FEES  
\$5.00-PROFIT CORP.  
\$5.00-NON-PROFIT CORP.

CORPORATION  
ANNUAL REPORT

JAN 29-76-02 121700 \*\*\*\*\*5.01

DUE-JAN. 1  
DELINQUENT-JULY 1  
VALIDATION AREA - DO NOT WRITE IN THIS SPACE

PERMIT THIS FORM  
& FILING FEE TO:  
  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
THE CAPITOL  
TALLAHASSEE, FLORIDA  
32304

1 732532 2 04/22/1975  
CHARTER NUMBER DATE INC. OR IF FOREIGN  
DATE QUALIFIED IN FLA.

3 SICC SEE ENVELOPE BACK  
3a CHANGE TO:

4 FED. EMPLOYER ID. NO. 54-1657961  
4a CHANGE TO:

YEAR OF LAST REPORT  
FILED IN THIS OFFICE  
  
YEAR(S) THIS REPORT  
COVERS  
1976

5 SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
EXACT NAME

PLEASE READ INSTRUCTIONS ON BACK

6 732532  
ADDRESS SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
900 NORTHEAST 26TH AVENUE  
FORT LAUDERDALE, FLORIDA 33304

6a STREET ADDRESS CHANGE

7 DAKETT, ELLIOTT B.  
REGISTERED AGENT AND STREET ADDRESS 900 N.E. 26TH AVENUE  
FT. LAUDERDALE, FLORIDA 33304

7a REGISTERED AGENT NAME CHANGE AND/OR ADDRESS CHANGE  
INCLUDE REGISTERED OFFICE ADDRESS

8 TYPE CORRECTIONS IN SPACE PROVIDED BELOW STRIKE THROUGH INCORRECT ENTRIES CORRECTIONS MUST BE LEGIBLE  
NAMES OF ALL OFFICERS AND DIRECTORS STREET ADDRESS CITY / STATE TITLES MUST BE SHOWN

NAMES OF ALL OFFICERS AND DIRECTORS	STREET ADDRESS	CITY / STATE	TITLES MUST BE SHOWN
PALMER, CHARLES L	900 N.E. 26TH AVENUE	FT. LAUDERDALE, FL	PPES DIR
OGINTY, DENTON E.	900 N.E. 26TH AVENUE	FT. LAUDERDALE, FL	V.P. DIR
DAKETT, ELLIOTT B.	900 N.E. 26TH AVENUE	FT. LAUDERDALE, FL	SFC DIR
ARSELMAN, ALLEN G.	900 N.E. 26TH AVENUE	FT. LAUDERDALE, FL	TRES

APR 1 1976  
JUN 30 12 35 PM 1976  
FLORIDA DEPT. OF STATE  
CORPORATION DIVISION  
TALLAHASSEE, FLORIDA

FOR DIVISION USE ONLY  
007/13/76

I CERTIFY THAT I AM AN OFFICER OF THIS CORPORATION EMPOWERED TO EXECUTE THIS REPORT AS REQUIRED BY CHAPTER 807, FLORIDA STATUTES. I FURTHER CERTIFY THAT I UNDERSTAND MY SIGNATURE ON THIS REPORT SHALL HAVE THE SAME LEGAL EFFECT AS IF MADE UNDER OATH.  
SIGNATURE *Allen G. Arselman*  
TITLE TREASURER  
DATE 6/22/76  
TEL. NO. (905) 430-6651  
CORP. 0075

## SEE IMPORTANT DISSOLUTION NOTICE ON OTHER SIDE


 STATE OF FLORIDA  
 DEPARTMENT OF STATE  
 DIVISION OF CORPORATIONS  
**CORPORATION ANNUAL REPORT**
**1977**
 APPROVED  
 AND  
 FILED

FEB 7 10 37 AM 1977

 FLORIDA DEPT. OF STATE  
 CORPORATIONS DIVISION  
 TALLAHASSEE, FLORIDA

550\*\*\*\*\*500

 Bruce A. Smathers  
 Secretary of State  
 Form COR 620

THIS REPORT MUST BE ACCOMPANIED BY A \$5 FEE.

READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES

## 1. Name and Address of Corporation Principal Office:

 732532 SEA RANCH CLUB  
 CONDOMINIUM ASSOCIATION, INC.,  
 INC.,  
 900 NORTHEAST 26TH AVENUE  
 FORT LAUDERDALE, FLORIDA 33304

 If above address is incorrect in any way, enter the correct address  
 in Item 2. Include Zip Code.
2. Enter Change of Address of Corporation Principal Office.  
P.O. Box Number Alone is NOT Sufficient.

Street Address

P.O. Box No.

City

State

Zip Code

3. Date Incorporated or Qualified  
To Do Business in Florida

04/22/1975

4. Federal Employer  
Identification Number  
(FEIN)

51-1657961

5. Date of  
Last Report

1976

## 6. Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Director (X)	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
PALMER, CHARLES L	PRES	DIR	2205 Middle River Drive <del>XXXX XXXX XXXX XXXX</del>	FT. LAUDERDALE, FL
MCGINTY, DENTON E.	V.P.	DIR	2730 N.E. 57th COURT <del>XXXX XXXX XXXX XXXX</del>	FT. LAUDERDALE, FL
BARNETT, ELLIOTT B.	SEC.	DIR	10 COMPASS ROAD <del>XXXX XXXX XXXX XXXX</del>	FT. LAUDERDALE, FL
HANSELMAN, ALLAN C.	TREAS	DIR	900 S.W. 66 AVENUE <del>XXXX XXXX XXXX XXXX</del>	PLANTATION, FL. <del>FT. LAUDERDALE, FL</del>

7. Registered  
Agent  
InformationName  
BARNETT, ELLIOTT B.Street Address (Do NOT Use P.O. Box Number)  
900 N.E. 26TH AVENUE

City, State and Zip Code

FT. LAUDERDALE, FLORIDA 33304

 If you wish to change  
 Registered Agent on  
 this form, enter all  
 new information here

Name

Street Address (Do NOT Use P.O. Box Number)

City, State and Zip Code

B. An officer of the Corporation must sign this report. This report must be signed by one of the following: The President, Vice President, Secretary, Assistant Secretary or Treasurer or if the Corporation is in the hands of a receiver or trustee, shall be executed on behalf of the Corporation by the receiver or trustee.

No Other Titles Will Be Accepted. Your Report Will Be Returned If It Does NOT Bear An Authorized Signature.

 I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report  
 as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall

Have the Same Legal Effect As If Made Under Oath.

Typed Name of Signing Officer

Allan Hanselman

Title

Treasurer

Telephone Number

305/463-0681

Date

2/1/77

THIS REPORT MUST BE ACCOMPANIED BY THE \$5 FEE



No. F 832,532

**MAYDAY COMPANY OF FLA**

**Principal Place of Business**

**WASHINGTON**

**Capital Stock, \$**

**PAID ON PART \$5,000.00**

**Permit Issued**

**JUNE 17, 1974**

**Book**

**Page**

The above is a D/B/A the name of the corporation  
in Washington is MAYDAY COMPANY.

# B01293

**DISSOLVED INVOLUNTARILY**  
pursuant to Chapter 607.271(2)(c), F.S.  
09/03/76

corp-32

988 0

NP # 7-32,532

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

(xx) New Corporation ( ) Reincorporation ( ) Amendment (\$617.02)

Filed:


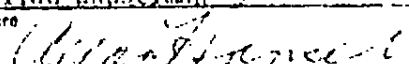
4/22/75

~~Rxx~~

Principal office:

Ft. Lauderdale

THE FILING FEE FOR THE 1978 ANNUAL REPORT IS \$10.

STATE OF FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS  <b>CORPORATION ANNUAL REPORT</b> <b>1978</b>		  Bruce A. Smathers Secretary of State		JAN 10 9 51 AM 1978  FLORIDA STATE CORPORATIONS DIVISION 1364 ***711	
THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE (Form COR 620) 12-1-77					
<b>▶ READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES ◀</b>					
1. Name and Address of Corporation Principal Office:  <div style="border: 1px solid black; padding: 5px; margin: 5px;">           732532 SEA RANCH CLUB            CONDOMINIUM ASSOCIATION, INC.,            INC.,            900 NORTHEAST 24TH AVENUE            FT. LAUDERDALE, FL 33304         </div>			2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient.		
			Street Address		
			P.O. Box No.		
			City		
			State		Zip Code
If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.					
3. Date Incorporated or Qualified To Do Business in Florida		04/22/1975	4. Federal Employer Identification Number (FEIN)		51-1657961
5. Date of Last Report			1977		
6. Names and Street Addresses of Each Officer and Director					
Names of Officers and Directors	Title	Director (x)	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State	
PALMER, CHARLES L.	PRES	X	2205 MIDDLE RIVER DRIVE	FT. LAUDERDALE, FL	
MCGINTY, DENTON E.	V.P.	X	2730 N.E. 37TH COURT	FT. LAUDERDALE, FL	
HARNETT, ELLIOTT B.	SEC	X	10 COMPASS ROAD	FT. LAUDERDALE, FL	
HANSELMAN, ALLAN C.	TRES		900 S.E. 6A AVENUE	PLANTATION, FL	
CUMMINGS, JOHN W.		X	#517, 5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.	
7. Registered Agent Information  If you wish to change Registered Agent on this form, enter all new information here ▶		Name HARNETT, ELLIOTT B. City, State and Zip Code FT. LAUDERDALE, FL 33304			
		Street Address (Do NOT Use P.O. Box Number) 900 N.E. 24TH AVENUE			
		Name City, State and Zip Code			
		Street Address (Do NOT Use P.O. Box Number)			
8. An officer of the Corporation must sign this report. This report must be signed by one of the following: The President, Vice President, Secretary, Assistant Secretary or Treasurer or if the Corporation is in the hands of a receiver or trustee, shall be executed on behalf of the Corporation by the receiver or trustee.  No Other Titles Will Be Accepted. Your Report Will Be Returned If It Does NOT Bear An Authorized Signature.					
I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effect As If Made Under Oath.					
Typed Name of Signing Officer Allan Hanselman		Title Treasurer		Telephone Number 305/463-0681	
Signature 				Date January 5, 1978	

NOTE: THE FILING FEE FOR THE 1978 ANNUAL REPORT IS \$10.

THE FILING FEE FOR THE 1979 ANNUAL REPORT IS \$10.

CORPORATION  
ANNUAL REPORT



1979

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE

STATE OF FLORIDA  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

DO NOT WRITE IN THIS SPACE

FILED

17 11 12 AM '79

DEPARTMENT OF STATE  
CORPORATIONS DIVISION  
TALLAHASSEE, FLORIDA

READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES

1. Name and Address of Corporation Principal Office:

732532  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION  
, INC.  
900 NORTHEAST 26TH AVENUE  
FT. LAUDERDALE, FL 33304

If above address is incorrect in any way, enter the correct address  
in Item 2. Include Zip Code.

2. Enter Change of Address of Corporation Principal  
Office, P.O. Box Number Alone is NOT Sufficient.

Street Address 25 So. Andrews Ave.  
Third Floor  
P.O. Box No. P.O. Box 1900  
Ft. Lauderdale, Fla.  
City 33302  
State Zip Code

3. Date Incorporated or Qualified  
To Do Business in Florida

4/22/1975

4. Federal Employer  
Identification Number  
(FEIN)

51-1657961

5. Date of  
Last Report

1978

6. Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
PALMER, CHARLES L	P/D	2205 MIDDLE RIVER DRIVE	FT. LAUDERDALE, FL
MCGINTY, DENTON E.	V/D	2730 N.E. 57TH COURT	FT. LAUDERDALE, FL
BARNETT, ELLIOTT B.	S/D	10 COMPASS ROAD	FT. LAUDERDALE, FL
HANSELMAN, ALLAN C.	T	900 S.W. 66 AVENUE	PLANTATION, FL
CUMMINGS, JOHN W.	O	5100 N. OCEAN BLVE. #517	FT. LAUDERDALE, FL.

7. Registered Agent Information

If you wish to change Registered Agent on this  
form, enter all new information below.

Name

BARNETT, ELLIOTT B.

Street Address (Do NOT Use P.O. Box Number)

900 N.E. 26TH AVENUE

City, State and Zip Code

FT. LAUDERDALE, FL 33304

Name

Street Address (Do NOT Use P.O. Box Number)

25 So. Andrews Ave., 3rd Floor  
City, State and Zip Code  
Ft. Lauderdale, Fla. 33302

DO NOT WRITE IN THIS SPACE

8. See signature restrictions under instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute  
This Report as Required by Chapter 507, F.S. I further Certify That I Understand My Signature On  
This Report Shall Have the Same Legal Effects as if Made Under Oath.

Typed Name of Signing Officer

Title

Telephone Number

Signature

Elliott B. Barnett

Secretary and Director

Date 1-17-79

**EACH YEAR**

DO NOT WRITE IN THIS SPACE

1150

Jan 30 10 45 AM 1960

FEDERAL BUREAU OF INVESTIGATION  
 LABORATORY DIVISION  
 TALLAHASSEE, FLORIDA

## 1980

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE

**READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES**  
**PLEASE STAPLE CHECK TO ANNUAL REPORT**

2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient.

732532  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION  
25 SO. ANDREWS AVE.  
P.O. BOX 1900  
FT. LAUDERDALE, FL 33302

### Street Address

P.O. Box No.

City

## Discussion

**No Code**

If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.

3. Date Incorporated or Qualified  
To Do Business in Florida

4/22/1975

4. Federal Employer  
Identification Number  
(FEIN)

54-165796

5. Date of Last Report?

1979

5. Names and Street Addresses of Each Officer and Director

## 7. Registered Agent Information

Name  
BARNETT, ELLIOTT B.

Street Address (Do NOT Use P.O. Box Number)  
25 SO. ANDREWS AVE.

CITY, STATE AND ZIP CODE

FT. LAUDERDALE, FL

33362

To change the Registered Agent and/or Registered Office a separate statement signed by the new Registered Agent and executed by the President or Vice President of the corporation must be filed with a fee of \$3.

3. T. B. 6/30/80

See signature restrictions under instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 807 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As if Made Under Oath.

Types Name of Starting Officer

Ys120

TREASURER

Telephone Number

6305/463-0681

**Signatures** Allan Hanselman-Treasurer

**Poster**

6/8/80

DO NOT WRITE IN THIS SPACE

732532 45-25-50 2 6 238 10.00

DUE DATE ON OR AFTER JANUARY 1 AND ON OR BEFORE JULY 1 OF EACH YEAR

CORPORATION  
ANNUAL REPORT

FLORIDA DEPARTMENT OF STATE  
George F. Frost  
Secretary of State  
DIVISION OF CORPORATIONS

JUN 26 1981

FLORIDA DEPARTMENT OF STATE  
CORPORATIONS DIVISION  
TALLAHASSEE, FLORIDA

1981

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE

READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES

PLEASE STAPLE CHECK TO ANNUAL REPORT

1. Name and Address of Corporation Principal Office  732532 SEA RANCH CLUB CONDOMINIUM ASSOCIATION 25 SO. ANDREWS AVE. P.O. BOX 1900 FT. LAUDERDALE, FL 33302  If above address is incorrect in any way, enter the correct address in Section 2 and use Zip Code	2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient  Street Address  P.O. Box No.  City  State  Zip Code
--	--

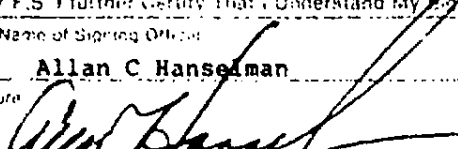
3. Date Incorporated or Qualification To Do Business in Florida 4/22/1975	4. Federal Employer Identification Number (FEIN) 59-1657961	5. Date of Last Report 1980
--	--	--------------------------------

Names and Street Addresses of Each Officer and Director		Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
PALMER, CHARLES L		P/O	2205 MIDDLE RIVER DRIVE	FT. LAUDERDALE, FL
MCGINTY, DENTON E.		V/O	2730 N.E. 57TH COURT	FT. LAUDERDALE, FL
GILBERT, ROSWELL W		D	5100 N. OCEAN BLVD, 1004	FT. LAUDERDALE, FL
HANSELMAN, ALLAN C.		S/T	6900 S.W. 66 AVENUE	PLANTATION, FL
DEPAURO, MICHAEL A., JR		D	5008 N. OCEAN BLVD, 1412	FT. LAUDERDALE, FL
HAILEIELD, JACK		D	282 S.W. 52ND TERRACE	PLANTATION, FL
HANSELMAN, ALLAN C		T/D	900 S.W. 66 AVENUE	PLANTATION, FL
ROCHAT, BILL		D	11460 N.W. 31 Street	CORAL SPRINGS, FL

7. Registered Agent Information  Name BARNEIZ, ELLIOTT B. Street Address (Do NOT Use P.O. Box Number) 25 SO. ANDREWS AVE. City, State and Zip Code FT. LAUDERDALE, FL 33302	To obtain the Registered Agent and/or Registered Office a separate statement signed by the Registered Agent and executed by the President or Vice President of the Corporation must be filed with a fee of \$3
--	--

8. See signature restrictions under instructions on reverse side of this form

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As if Made Under Oath

Typed Name of Signing Officer Allan C Hanselman	Title Treasurer	Telephone Number 305-463-0681
Signature 	Date 4/13/81	

DO NOT WRITE IN THIS SPACE

732532 04-23-81 2 1 477 10.00

NAMES OF OFFICERS  
AND DIRECTORS

TITLE

STREET ADDRESS

CITY AND STATE

MCCONNELL, ELSIE	S	5100 N. OCEAN BLVD.	FORT LAUDERDALE, FL
------------------	---	---------------------	---------------------

FROM

Edward R. Rumin  
ATTORNEY AT LAW  
2870 East Oakland Park Boulevard  
Fort Lauderdale, Florida 33306

Message  
Reply

DATE

July 27, 1982

FILE NO

ATTENTION

PRIORITY

☐ URGENT!  
☐ SOON AS POSSIBLE  
☐ NO REPLY NEEDED

(305) 565-9492

132332

SUBJECT

Amendment to Articles of  
Incorporation of Sea Ranch  
Club Condominium Association, Inc.

FILED  
3 12 32 PM '82  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Gentlemen:

Enclosed please find Amendment to Articles of Incorporation of Sea  
Ranch Club Condominium Association, Inc. to be filed with the Secretary  
of State together with a check in the amount of \$15.00.

Amend

ERR;ms

Name	Availability	8/8/83
Examiner	DMC	
Examiner	PS 8/3/82	
Examiner	TA 8-7	
Examiner	Agency/Department	GA
Examiner	W. P. Verlyer	EG AS

SIGNED: Edward R. Rumin

REPLY TO

DATE OF REPLY:

C. TX	
FILING	15...
R. AGENT	
C. COPY	
TOTAL	15.00
N. BANK	
BALANCE DUE	
P. FUND	
PHOTO COPY	

DUE 1514 7/30/82

SIGNED:

REPLY

MESSAGE



FILED

AUG 3 12 32 PM '82  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AMENDMENT TO  
ARTICLES OF INCORPORATION  
OF

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, having its principal place of business at 5000 North Ocean Boulevard, Fort Lauderdale, Florida, being the Association authorized to operate and administer SEA RANCH CLUB CONDOMINIUM A, SEA RANCH CLUB CONDOMINIUM B and SEA RANCH CLUB CONDOMINIUM C, hereby declares that the Articles of Incorporation of SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., were amended at the Annual Meeting of the Membership held March 10, 1982. The Amendments thereto are to the following Articles, as changed, to wit:

ARTICLE IX - Board of Directors.

H. At the first Annual Meeting of the Members held subsequent to the year in which the Developer's Resignation Event occurs, all of the Directors of each class shall be elected by the Members of the Association of such class. The person receiving the greatest number of votes shall be elected for a term of three (3) years, the second greatest number of votes for a term of two (2) years, and the third highest for a term of one (1) year.

I. At each Annual Meeting thereafter one person of each class shall be elected a Director for a term of three (3) years to succeed a Director whose term expires.

J. Should a vacancy have occurred during the year, which was filled by a person elected by the Board, as provided by the By-Laws, then at the next Annual Meeting the Members shall elect a Director for the balance of the term remaining of the Director which caused the vacancy.

IN WITNESS WHEREOF, the Sea Ranch Club Condominium Association, Inc. has caused these Amendments to the Articles of Incorporation to be executed in its name by its President and its corporate seal to be hereto affixed; attested by its Secretary on this 10 day of May, 1982.

Signed, sealed and delivered

in the presence of:

Michael Ruptak  
Thomas Haring

By [Signature]  
President

Attest: [Signature]  
Secretary

STATE OF FLORIDA )

COUNTY OF BROWARD )

I HEREBY CERTIFY, that on the 10<sup>th</sup> day of May, 1982, before me personally appeared John J. Klinken and Hildegard L. Confinco, respectfully President and Secretary of Sea Ranch Club Condominium Association, Inc., a non-profit corporation under the laws of the STATE OF FLORIDA, to me known to be the persons described in and who executed the foregoing AMENDMENTS to the ARTICLES OF INCORPORATION of SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., and severally acknowledged the execution thereof, to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Fort Lauderdale in the County of Broward and State of Florida, the day and year last aforesaid.

[Signature]  
Notary Public

My Commission Expires:

DUE DATE ON OR AFTER JANUARY 1 AND ON OR BEFORE JULY 1 OF EACH YEAR

CORPORATION  
ANNUAL REPORT

1982



George F. Heston  
Secretary of State

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

APR 13 11 27 AM 1982

Read Notice and Instructions on Other Side Before Making Entries.  
Filing Fee of \$10 Required — Make Checks Payable To Secretary of State

1 Name and Address of Corporation Principal Office

732532  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
~~25 50 ANDREWS AVE.~~  
~~P.O. BOX 1900~~  
~~FT. LAUDERDALE, FL~~ 33302

Indicate address change in any way, or enter the correct address in Item 2. Indicate Zip Code

2 Enter Change of Address of Corporation Principal Office, P.O. Box Number Alone is NOT Sufficient.

Street Address  
5100 North Ocean Blvd.  
P.O. Box No.  
City  
Fort Lauderdale  
State  
Florida Zip Code  
33308

3 Date of Incorporation or Qualification to Do Business in Florida

04/22/1975

4 Federal Employer Identification Number (FEIN)

59-1657961

5 Date of Last Report

06/02/1981

6 Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
John J. Klinker, Jr.	P/D	5100 N. Ocean Blvd. 715 Apt.	Ft. Lauderdale, Fla.
John R. Rhodes	VP/D	4900 N. Ocean Blvd. 1611	Ft. Lauderdale, Fla.
Roswell W. Gilbert	VP/D	5100 N. Ocean Blvd. 1004	Ft. Lauderdale, Fla.
Barry S. Eden	VP/D	5000 N. Ocean Blvd. 501	Ft. Lauderdale, Fla.
Hildegard L. Crawford	S/D	4900 N. Ocean Blvd. 402	Ft. Lauderdale, Fla.
Susan A. Shaffer	T/D	5100 N. Ocean Blvd. 1619	Ft. Lauderdale, Fla.
Michael A. DePadro	D	5000 N. Ocean Blvd. 1412	Ft. Lauderdale, Fla.
Ann Vezos	D	5000 N. Ocean Blvd. 902	Ft. Lauderdale, Fla.
Albert P. Gabrielle	D	4900 N. Ocean Blvd. 1412	Ft. Lauderdale, Fla.

Registered Agent Information

7 Name and Address of Current Registered Agent

8 Name and Address of New Registered Agent

~~BARNETT, ELLIOTT B.~~

~~25 50 ANDREWS AVE.~~

~~FT. LAUDERDALE, FL~~ 33302

Edward R. Rumin

Street Address (Do NOT Use P.O. Box Number)

2870 East Oakland Park Blvd.

City, State and Zip Code

Ft. Lauderdale, Fla. 33308

9 By a validly appointed Secretary or Secretary-Treasurer of the Corporation, the undersigned hereby certifies that the information furnished in this report is true and correct to the best of his knowledge and belief.

September 26, 1981

Signature of

Date June 28, 1982

(Registered Agent Address is required)

\$3.00 additional fee required for Registered Agent changes.

See Instructions for Filing on Other Side of this Form.

By signing this report, the Officer of the Corporation, the Secretary or Treasurer, or the President, certifies that the information furnished in this report is true and correct to the best of his knowledge and belief.

John J. Klinker, Jr.

President

June 27, 1982

305-781-8711

DUE DATE ON OR AFTER JANUARY 1 AND ON OR BEFORE JULY 1 OF EACH YEAR

CORPORATION  
ANNUAL REPORT

1983



George Firestone  
Secretary of State

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

APPROVED  
AND  
FILED

MAR 15 11 10 AM 1983

Read Notice and Instructions on Other Side Before Making Entries  
Filing Fee of \$10 Required — Make Checks Payable To: Secretary of State, TALLAHASSEE, FLORIDA

Name and Address of Corporation Principal Office

732532  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION  
5100 NO OCEAN BLVD  
FT LAUD, FL 33308

If above address is incorrect in any way, enter the correct address  
in item 2. Include Zip Code.

2 Enter Change of Address of Corporation Principal  
Office, P.O. Box Number Alone is NOT Sufficient

Street Address

P.O. Box No.

City

State

Zip Code

Incorporated or Qualified  
Business in Florida

04/22/1975

3 Federal Employer

Identification Number (FEIN) 59-1657963

5 Date of  
Last Report

7/31/1982  
08/12/1982

4 List Names, Addresses, and Titles of Each Officer and Director

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State	
SHAFFER, SUSAN A	T/D	5100 N OCEAN BLVD APT 1619	FT LAUD, FL	0000
KLINKER, JOHN J JR	P/D	5100 N OCEAN BLVD APT 715	FT LAUD, FL	0000
GILBERT, ROSWELL W	V/D	5100 N OCEAN BLVD APT 1004	FT LAUD, FL	0000
CRAWFORD, HILDEGARDE L	S/D	4900 N OCEAN BLVD APT 402	FT LAUD, FL	0000
EDEN, BARRY S	V/D	5000 N OCEAN BLVD APT 501	FT LAUD, FL	0000
RHODES, JOHN P	V/D	5100 N OCEAN BLVD APT 1611	FT LAUD, FL	0000
ALBERT GABRIELLE	DR	1900 " " APT 1412	" "	"
AUN VELAS	DR	3000 " " APT 902	" "	"
MICHAEL DEBORDO JR	DR	5000 " " APT 1412	" "	"

Registered Agent Information

A Name and Address of Current Registered Agent

B Name and Address of New Registered Agent

~~RUMIN, EDWARD R~~

Name Robert E. Ferris  
McCune, Hiasen, Crum, Ferris, Gardner

Street Address (Do NOT Use P.O. Box Number)

Century Bank Bldg, 25 S. Andrews Ave.

City, State and Zip Code

33308 Ft. Lauderdale, Fla. 33302

I, the undersigned, being a resident of this State and a resident of Florida, do hereby certify that the undersigned corporation organized under the laws of the State of Florida  
is a corporation organized under the laws of the State of Florida, and is registered with the Secretary of State of Florida.

November 29, 1982

Signature of Registered Agent

DATE 1/21/83

\$3.00 additional fee required for Registered Agent changes.

The signature is required as an indication of change on reverse side of this form.

I, the undersigned, being a resident of this State and a resident of Florida, do hereby certify that the undersigned corporation organized under the laws of the State of Florida  
is a corporation organized under the laws of the State of Florida, and is registered with the Secretary of State of Florida.

JOHN J. KLINKER, JR

President

DATE 1/12/83

305/941-0650

DUE DATE ON OR AFTER JANUARY 1 DELINQUENT AFTER JULY 1 OF EACH YEAR

**CORPORATION  
ANNUAL REPORT**

**1984**



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State  
DIVISION OF CORPORATIONS

DO NOT WRITE IN THESE SPACES

4/22/1984

Read Notice and Instructions on Other Side Before Making Entries  
Filing Fee of \$10 Required — Make Checks Payable To: Secretary of State

1 Name and Address of Corporation Principal Office.		2 Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient	
732532 <b>SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.</b> <b>5100 NO OCEAN BLVD</b> <b>FT LAUD, FL 33308</b>		Street Address P.O. Box No. City State Zip Code	
If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.			

3 Date Incorporated or Qualified To Do Business in Florida	04/22/1975	4 Federal Employer Identification Number (FEIN)	59-1657961	5 Date of Last Report	03/15/1983
--	------------	---	------------	-----------------------	------------

6 Names and Street Addresses of Each Officer and Director, as of December 31, 1983					
Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State		
1 GILBERT, ROSWELL W	V/D	5100 N OCEAN BLVD, APT 1004	FT LAUDERDALE, FL	0000	
2 XLINKERY, JOHN J, JR	P/D	5100 N OCEAN BLVD, APT 715	FT LAUDERDALE, FL	0000	
3 CRAWFORD, HILDEGARDE L	S/D	4900 N OCEAN BLVD, APT 482	FT LAUDERDALE, FL	0000	
4 SHAFFER, SUSAN A	T/D	5100 N OCEAN BLVD, APT 1614	FT LAUDERDALE, FL	0000	
5 RHODES, JOHN R	V/D	4900 N OCEAN BLVD, APT 1613	FT LAUDERDALE, FL	0000	
6 EDEN, BARRY S	V/D	5600 N OCEAN BLVD, APT 581	FT LAUDERDALE, FL	0000	
***PLEASE SEE ATTACHED LIST***					

Registered Agent Information	
7 Name and Address of Current Registered Agent	8 Name and Address of New Registered Agent
ROBERT E FERRIS, MCCUNE, HIAASENCRUM, F CENTURY BANK BLDG, 25 S ANDREWAVE FT LAUDERDALE, FL 33302	Name Street Address (Do NOT Use P.O. Box Number) City, State and Zip Code

9 Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits this statement for the purpose of changing its registered officer or registered agent, or both, in the state of Florida.

Such change was authorized by resolution duly adopted by its board of directors on \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
(Registered Agent Accepting Appointment)

\$3.00 additional fee required for Registered Agent changes.

10 See signature restrictions under instructions on reverse side of this form	
I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As If Made Under Oath	

Signature	Date
Theresa R. Sacks	March 22, 1984
Typed Name of Signing Officer	Telephone Number
Theresa R. Sacks	785-9504
Title	
Secretary	

11 Should you desire a certificate of status check the box below and include an additional \$5.00 with your payment

CERTIFICATE OF STATUS DESIRED  
\$5 Additional fee required for certificates

CONF 201184

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

New Officers and Directors as of March 14, 1984 Election.

KLINKER, JOHN J. JR.	P/D	5100 N. OCEAN BLVD, APT. 715	FT. LAUDERDALE, FLORIDA	33308
RHODES, JOHN R.	V/D	4900 N. OCEAN BLVD, APT. 1611	FT. LAUDERDALE, FLORIDA	33308
GILBERT, ROSWELL W.	V/D	5100 N. OCEAN BLVD, APT. 1004	FT. LAUDERDALE, FLORIDA	33308
KESTER, CARROLL L.	V/D	5000 N. OCEAN BLVD, APT. 1104	FT. LAUDERDALE, FLORIDA	33308
SACKS, THERESA R.	S	1590 N.E. 45th STREET	FT. LAUDERDALE, FLORIDA	33334
KLINE, STANLEY J.	T/D	5000 N. OCEAN BLVD, APT. 502	FT. LAUDERDALE, FLORIDA	33308
SHAFER, SUSAN A.	D	5100 N. OCEAN BLVD, APT. 1619	FT. LAUDERDALE, FLORIDA	33308
DOCTORS, AUDREY	D	5000 N. OCEAN BLVD, APT. 1101	FT. LAUDERDALE, FLORIDA	33308
GABRIELLE, ALBERT P.	D	4900 N. OCEAN BLVD, APT. 1412	FT. LAUDERDALE, FLORIDA	33308
BEHAR, LARRY J.	D	4900 N. OCEAN BLVD, APT. 914	FT. LAUDERDALE, FLORIDA	33308

## 90 DAY NOTICE OF INTENT TO DISSOLVE

CORPORATION

ANNUAL REPORT  
1985FLORIDA DEPARTMENT OF STATE  
Group, Insurance  
Secretary of State  
DIVISION OF CORPORATIONS

Read Notice and Instructions on Other Side Before Making Entries

Filing Fee of \$20 Required — Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Principal Office	2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC. 732532 5100 N OCEAN BLVD FT LAUD, FL 33308	Street Address: _____ P.O. Box No.: _____ City and State: _____ Zip Code: _____
If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code.	

3. Date Incorporated or Qualified To Do Business in Florida	4. Federal Employer Identification Number (FEIN)	5. Date of Last Report
04/22/1975	59-1657961	07/02/1984

6. Names and Street Addresses of Each Officer and Director, as of December 31, 1984			
Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City, State and Zip Code
KLINKER, JOHN J JR.	P/D	5100 N OCEAN BLVD #715	FT LAUDERDALE, FL 0000
RHODES, JOHN R	V/D	4900 N OCEAN BLVD #1611	FT LAUDERDALE, FL 0000
GILBERT, ROSWELL W	V/D	5100 N OCEAN BLVD #1004	FT LAUDERDALE, FL 0000
KESTER, CARROLL L	V/D	5000 N OCEAN BLVD #1104	FT LAUDERDALE, FL 0000
SACKS, THERESA R	S	1590 NE 45TH ST	FT LAUDERDALE, FL 0000
KLINE, STANLEY J	T/D	5000 N OCEAN BLVD #502	FT LAUDERDALE, FL 0000

## Registered Agent Information

7. Name and Address of Current Registered Agent	8. Name and Address of New Registered Agent
ROBERT E FERRIS, MCCUNE, HIAASENCRUM, F CENTURY BANK BLDG, 25 S ANDREWAVE FT LAUDERDALE, FL 33302	Name: _____ Street Address (Do NOT Use P.O. Box Number): _____ City and State: _____ Zip Code: _____

9. Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, organized under the laws of the State of Florida, is making this statement for the purpose of changing its registered office or registered agent or both in the state of Florida. Such change was authorized by resolution duly adopted by its board of directors on \_\_\_\_\_.

I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of, Section 607.325 F.S.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
(Registered Agent Accepting Appointment)

\$3.00 additional fee required for Registered Agent changes.

See signature restrictions under instructions on reverse side of this form.

I hereby certify that I am an Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 597 F.S. and that my signature on this report shall have the same legal effects as if made under oath.

Signature of Signing Officer	Title	Date
Lillane Irvin	Asst. Sec.	10-23-85
Telephone Number		305- 781-8711

\$5 additional fee required for a Certificate of Status

# Sea Ranch CLUB

## CONDOMINIUM "C"

4900 North Ocean Boulevard  
Fort Lauderdale, Florida 33308  
Phone 305/785-9504

John J. Klinker, Jr.,	P/D	5100 N. Ocean Blvd., #715, Ft. Laud., FL 33308
Ben A. Karutis	V/D	5000 N. Ocean Blvd., #611
Albert P. Gabrielle	V/D	4900 N. Ocean Blvd., #1412
Theresa R. Sacks	S	700 N.E. 58th Court, Ft. Laud., FL 33334
Liliane Irvin	Ass. S	5100 N. Ocean Blvd., #816
Michael A. Michaels	T/D	4900 N. Ocean Blvd., #1621
Barbara Wanick	Ass. T	21198 Hamlin Drive, Boca Raton, FL 33433
Anna Marangoni	D	5100 N. Ocean Blvd., #1416
George C. Foster	D	5100 N. Ocean Blvd., #315
Janis M. Candela	D	5000 N. Ocean Blvd., #1501
Elliot Heller	D	5000 N. Ocean Blvd., #1402
Larry J. Behar	D	4900 N. Ocean Blvd., #914

Ch # 22031  
mailed  
with attached

6/12/85



CORPORATION  
ANNUAL REPORT  
1985



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State  
DIVISION OF CORPORATIONS

DO NOT WRITE IN THIS SPACE

**Read Notice and Instructions on Other Side Before Making Entries**

**Filing Fee of \$20 Required — Make Checks Payable To: Secretary of State**

1. Name and Address of Corporation Principal Office.	2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient
<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <span>[</span> <div> 732532 7  SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC  5100 NO OCEAN BLVD  FT LAUD, FL 33308 </div> <span>]</span> </div> <div style="margin-top: 10px;"> If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code </div> </div>	<div>Street Address</div> <div>P.O. Box No.</div> <div>City</div> <div>State Zip Code</div>

3. Date incorporated or Qualified To Do Business in Florida	04/22/1975	4. Federal Employer Identification number	58-2657531	5. Date of Last Report	07/02/1984
---	------------	---	------------	------------------------	------------

6. Names and Street Addresses of Each Officer and Director, as of December 31, 1984

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
1. <del>KLINER, JOHN J JR</del>	P/D	5100 N OCEAN BLVD #715	FT LAUDERDALE, FL 0000
2. RHODES, JOHN R	V/D	4900 N OCEAN BLVD #2611	FT LAUDERDALE, FL 0000
3. GILBERT, ROSWELL W	V/D	5100 N OCEAN BLVD #1004	FT LAUDERDALE, FL 0000
4. KESTER, CARROLL L	V/D	5000 N OCEAN BLVD #1104	FT LAUDERDALE, FL 0000
5. SACKS, THERESA R	S	3590 NE 45TH ST	FT LAUDERDALE, FL 0000
6. <del>KLINE, STANLEY J</del>	T/D	5000 N OCEAN BLVD #502	FT LAUDERDALE, FL 0000

**Registered Agent Information**

7. Name and Address of Current Registered Agent	8. Name and Address of New Registered Agent
ROBERT E. FERRIS, MCCUNE, NIAASENCRUH, F CENTURY BANK BLDG, 25 S ANDREWAVE FT LAUDERDALE, FL 33302	Name Street Address (Do NOT Use P.O. Box Number) Barnett Bank Plaza, One E. Broward Blvd. City, State and Zip Code Ft. Lauderdale, Florida 33302

9 Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, organized under the laws of the State of Florida, submits this statement for the purpose of changing its registered officer or registered agent, or both, in the state of Florida. Such change was authorized by resolution duly adopted by its board of directors on \_\_\_\_\_.


hereby accept the appointment of registered agent I am familiar with, and accept the obligations of, Section 607.325 F.S.

**SIGNATURE**

(Registered Agent Accepting Appointment)

DATE

**\$3.00 additional fee required for Registered Agent changes.**

10	See signature restrictions under instructions on reverse side of this form	
I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F S I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As If Made Under Oath (Officer named must be listed in Block 6)		
Signature		Date May 25, 1985
Typed Name of Signing Officer John J. Klinker, Jr.	Title President	Telephone Number (305) 941-0650

11 Should you desire a certificate of status check the box

CERTIFICATE OF STATUS DESIRED

**\$5 additional fee required for a Certificate of Status**

# 732532

LAW OFFICES  
**MCCUNE, HIAASEN, CRUM, FERRIS & GARDNER**  
 A PROFESSIONAL ASSOCIATION

CHARLES N. MCCUNE (1885-1984)  
 CARL A. HIAASEN  
 JAMES H. CRUM  
 ROBERT E. FERRIS  
 RUSSELL M. GARDNER  
 A. OGEL HIAASEN (1925-1978)  
 EUGENE L. HEINRICH  
 DAVID W. DUKE, JR.  
 REED A. BRYAN, III  
 WILLIAM M. WEEKE  
 BURL F. GEORGE  
 RICHARD G. GORDON  
 HARRY S. RALEIGH, JR.  
 JOHN R. HARGROVE

J. CAMERON STORY, III  
 G. WARE CORNELL, JR.  
 PATRICK W. GENT  
 ROBERT S. MACALEMAN  
 RICH J. BURGESS  
 JEFFREY A. O'REEFE  
 HELEN T. FOMONO  
 M. GLENN CURRAN, III  
 JOHN S. DOWDS  
 BRYAN W. DURE  
 DOUGLAS D. KONSELMAN

PENTHOUSE  
 BARNETT BANK PLAZA  
 ONE EAST BROWARD BOULEVARD  
 FORT LAUDERDALE, FLORIDA

PLEASE REPLY TO:  
 POST OFFICE BOX 4636  
 FORT LAUDERDALE, FLORIDA 33302  
 (305) 462-2000

TELECOMPER: (305) 523-1722

February 13, 1986 348 2/18/86

006 3348 2/18/86

Secretary of State  
 Corporate Division  
 The Capitol  
 Tallahassee, Florida 32314

*Amend*

Re: Sea Ranch Club Condominium  
 Association, Inc.

Dear Sir:

Enclosed please find the following:

1. Original and copy of Amendment to Articles of Incorporation for the above corporation. Please record same and return certified copy to me in the enclosed, self-addressed envelope.
2. Our check in the amount of \$15.00 to cover the cost of the certified copy.

Thank you.

Yours very truly,

*Reed Smith*  
 Secretary to Robert E. Ferris

FAS  
 Enc.

Name	
Availability	2-18-86
Document	ADH/H
Examiner	ADH
Updater	ADH
Reviewer	ADH
Approval	ADH
W.P. V. Ver	ADH

FILED  
 1986 FEB 19 PM 3:21  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

FILED

1986 FEB 19 PM 3:27

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AMENDMENT TO  
ARTICLES OF INCORPORATION  
OF

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS THAT SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, having its principal place of business at 5000 North Ocean Boulevard, Fort Lauderdale, Florida, being the Association authorized to operate and administer SEA RANCH CLUB CONDOMINIUM "A", SEA RANCH CLUB CONDOMINIUM "B" and SEA RANCH CLUB CONDOMINIUM "C", hereby declares that the Articles of Incorporation of SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC., were amended at a meeting of the Board of Directors on November 19, 1985 and at a special meeting of the membership held December 30, 1985 by a written agreement evidenced by proxies in accordance with the provisions of Section 3.4 of the By-Laws, which authorizes the same and pursuant to notice as required by the By-Laws. The amendments thereto are to the following Articles, as changed, to-wit:

ARTICLE IX

- I. At each Annual Meeting thereafter, one person of each class shall be elected a Director by plurality vote of its respective Class of Members for a term of three (3) years to succeed a Director whose term expires.
- J. Should a vacancy have occurred during the year, which was filled by a person elected by the Board, as provided by the By-Laws, then at the next Annual Meeting the Members shall elect a Director by plurality vote of its respective Class of Members for the balance of the term remaining of the Directors which caused the vacancy.

IN WITNESS WHEREOF, the Sea Ranch Club Condominium Association, Inc. has caused these Amendments to the Articles of Incorporation to be executed in its name by its President and its corporate seal to be hereto affixed; attested by its Secretary on this 21<sup>st</sup> day of January, 1986.

Signed, sealed and delivered  
in the presence of:

Donald P. Bunker  
Eugene F. Hudak

By John J. Klinker, Jr.  
John J. Klinker, Jr., President

Attest Liliane Irvin  
Liliane Irvin, Secretary

STATE OF FLORIDA     )  
                              ) SS  
COUNTY OF BROWARD    )

I HEREBY CERTIFY, that on the 2<sup>nd</sup> day of January, 1986,  
before me personally appeared JOHN J. KLINKER, JR. and LILIANE  
IRVIN, respectfully President and Secretary of Sea Ranch Club  
Condominium Association, Inc., a non-profit corporation under  
the laws of the STATE OF FLORIDA, to me known to be the persons  
described in and who executed the foregoing AMENDMENTS to the  
ARTICLES OF INCORPORATION of SEA RANCH CLUB CONDOMINIUM ASSOCIA-  
TION, INC., and severally acknowledged the execution thereof,  
to be their free act and deed as such officers, for the uses and  
purposes therein mentioned, and that they affixed the official  
seal of said corporation, and the said instrument is the act and  
deed of said corporation.

Witness my signature and official seal at Fort Lauderdale  
in the County of Broward and State of Florida, the day and year  
last aforesaid.

Eugene F. Hudak  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Aug 27, 1987  
Shaded by Motor Agency - 462,444

DUE DATE ON OR AFTER JANUARY 1 DELINQUENT AFTER JULY 1 OF EACH YEAR

CORPORATION  
ANNUAL REPORT  
1986



FLORIDA DEPARTMENT OF STATE  
George F. Jumper  
Secretary of State  
DIVISION OF CORPORATIONS

Read Notice and Instructions on Other Side Before Making Entries  
Filing Fee of \$20 Required - Make Checks Payable To: Secretary of State

1 Name and Address of Corporation Principal Office

732532 7  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
5100 N OCEAN BLVD  
FT LAUD, FL 33308

2 Enter Change of Address of Corporation Principal Office P.O. Box Number Address NOT Sufficient

Street Address A 21

P.O. Box No. 22

City and State 23

Zip Code 24

If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code.

Date of Incorporation or Qualification to Do Business in Florida

04/22/1975

4 Federal Employer Identification Number (FEIN)

59-1657961

5 Date of Last Report

10/30/1985

6 List Street Addresses of Each Officer and Director as of December 31, 1985

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
<del>HEINER, JOHN J JR</del>	<del>P.O.</del>	<del>5100 N OCEAN BLVD #715</del>	<del>FT LAUDERDALE, FL 33308</del>
<del>RHODES, JOHN R</del>	<del>V.O.</del>	<del>4900 N OCEAN BLVD #1511</del>	<del>FT LAUDERDALE, FL 33308</del>
<del>GILBERT, ROBERT W</del>	<del>V.O.</del>	<del>5188 N OCEAN BLVD #1004</del>	<del>FT LAUDERDALE, FL 33308</del>
<del>HESTER, CARROLL L</del>	<del>V.O.</del>	<del>5000 N OCEAN BLVD #1184</del>	<del>FT LAUDERDALE, FL 33308</del>
<del>SACKS, THERESA R</del>	<del>S</del>	<del>1600 NE 45TH ST</del>	<del>FT LAUDERDALE, FL 33308</del>
<del>ALINE, STANLEY J</del>	<del>T.O.</del>	<del>5000 N OCEAN BLVD #502</del>	<del>FT LAUDERDALE, FL 33308</del>

SEE ATTACHED

REGISTERED AGENT INFORMATION

7 Name and Address of Current Registered Agent

ROBERT E FERRIS, MCCUNE, HIRASENORUM, FERRIS  
CENTURY BANK BLDG, 25 S ANDREWAVE  
FT LAUDERDALE, FL  
33302

8 Name and Address of New Registered Agent

Name 81

Street Address (Do NOT Use P.O. Box Number) 82

City and State 83

FL.

Zip Code 84

I, the undersigned, the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, incorporated under the laws of the State of Florida, do hereby certify that the purpose of changing its registered officer or registered agent, or both, in the State of Florida.

Such change was authorized by resolution duly adopted by its board of directors on \_\_\_\_\_

I, the undersigned, at the appointment of registered agent, I am familiar with, and accept the obligations of Section 607.025 F.S.

Signature of \_\_\_\_\_  
(Registered Agent Accepting Appointment)

DATE

\$3.00 additional fee required for Registered Agent changes.

See signature instructions under instructions on reverse side of this form.

I, \_\_\_\_\_, that I am an Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. do hereby certify that I understand my signature on this report shall have the same legal effects as if made under oath.

(Signature must be listed in Block 6)

Signature of \_\_\_\_\_  
Sally Basile

Title

Sally Basile

Tres.

Date  
6-23-86

Telephone Number  
305-946-2471



Names of Officers and Directors	Title	Street Address
Albert Gabrielle	P/D	4900 N. Ocean Blvd., Ft. Lauderdale FL 33308
Ben Karutis	V/D	5000 N. Ocean Blvd., Ft. Lauderdale FL 33308
Dolly Marangoni	V/D	5100 N. Ocean Blvd., Ft. Lauderdale FL 33308
Louis I. Gaynor	V/D	4900 N. Ocean Blvd., Ft. Lauderdale FL 33308
Sally Basile	T/D	5100 N. Ocean Blvd., Ft. Lauderdale FL 33308
Liliane Irvin	S.	5100 N. Ocean Blvd., Ft. Lauderdale FL 33308
Amine Semaan	D.	5100 N. Ocean Blvd., Ft. Lauderdale FL 33308
Elliott Heller	D	5000 N. Ocean Blvd., Ft. Lauderdale FL 33308
Claire Neifield	D	5000 N. Ocean Blvd., Ft. Lauderdale FL 33308
Dr. Michael Michaels	D	4900 N. Ocean Blvd., Ft. Lauderdale FL 33308

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1, 1987

CORPORATION  
ANNUAL REPORT  
1987



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State  
DIVISION OF CORPORATIONS

DO NOT WRITE IN THIS SPACE

1987 AUG 11 AM 8 12

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

Printing Fee of \$25 Required Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Principal Office

732532 7  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
5100 NO OCEAN BLVD 5000 No. Ocean Blvd.  
FT LAUD, FL 33308

2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient

Street Address 21

5000 No. Ocean Blvd.

P.O. Box No. 22

City and State 23.

Fort Lauderdale, FL

Zip Code 24  
33308

If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code

3. Date Incorporated or Qualified  
in or Business in Florida

04/28/1975

4. Federal Employer  
Identification Number (FEIN)

59-1657901

5. Date of  
Last Report

07/02/1986

6. Names and Street Addresses of Each Officer and Director as of December 31, 1986

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
RONALD WILSON	P/D	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
MAXINE MYERS	V/D	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
MARANGONI,	P/D	5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
GRANOR, LOUIS I.	P/D	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
H. CRAWFORD	T/D	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
CLAIRENIEFIELD	S/D	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.

REGISTERED AGENT INFORMATION

Name and Address of Current Registered Agent

ROBERT E. FERRIS, INC., HAYSENUM, FERRIS  
CENTURY BANK BLDG. 25 S ANDREWS AVE  
FT LAUDERDALE, FL  
33302

7. Name and Address of New Registered Agent

Name 81

BECKER, POLIAKOFF & STREITFELD, P.A.

Street Address 82 (Do NOT Use P.O. Box Number) 82

6330 North Andrews Avenue

Street Address 83 (Do NOT Use P.O. Box Number) 83

P.O. Box 9057

City and State 84

Fort Lauderdale

FL.

Zip Code 85

33310

8. Pursuant to the provisions of Sections 607.024 and 607.027, Florida Statutes, the above-named corporation, incorporated under the laws of the State of Florida, submits this statement for the purpose of changing its registered office, or registered agent, or both, in the State of Florida. Such change was authorized by resolution duly adopted by its board of directors on July 28, 1987.

I hereby accept the appointment of registered agent, am familiar with and accept the obligations of Section 607.025 F.S.

SIGNATURE

*Robert E. Ferris*  
Registered Agent Accepting Appointment

DATE 7/30/87

See signature restrictions under instructions on reverse side of this form

I certify that I am an Officer of the Corporation, the Registered Agent or Trustee Empowered to Execute This Report as Required by Chapter 607 P.S. I further certify that I understand my signature on this report shall have the same legal effects as if made under oath. Other signing must be noted in Block 81.

Signature

*Claire Niefeld*  
Registered Agent Accepting Appointment

Date

July 27, 1987

Telephone Number

(305) 285-5860

CERTIFICATE OF STATUS DESIRED ☐

CRS 004 (1/86)

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT  
1988



FLORIDA DEPARTMENT OF STATE  
Jon Smith  
Secretary of State  
DIVISION OF CORPORATIONS

DO NOT WRITE IN THIS SPACE

58 MAY 13 AM 11:05

SEAL OF THE STATE  
TALLAHASSEE, FLORIDA

Filing Fee of \$25 Required — Make Checks Payable To: Secretary of State

1 Name and Address of Corporation Principal Office

732532  
SBA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
4900 N. OCEAN BLVD.  
FT LAUD, FL 33308

2 Enter Change of Address of Corporation Principal Office. PO Box Number Alone is NOT Sufficient

Street Address 21

PO Box No 22

City and State 23

Zip Code 24

If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code

3 Date Incorporated or Qualified To Do Business in Florida

04/22/1975

4 Federal Employer Identification Number (FEIN)

59-1657961

5 Date of Last Report

08/11/1987

6 Names and Street Addresses of Each Officer and Director as of December 31, 1987

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
WILSON, RONALD	V/D	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
MYERS, MAXINE	V/D	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
MARANGONI	V/D	5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
GAYNOR, LOUIS I.	P/D	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
CRAWFORD, H.	T/D	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
CLAIRENIBFIELD	S/D	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.

REGISTERED AGENT INFORMATION

7 Name and Address of Current Registered Agent  
BECKER, POLIAKOFF & STREITFELD, PA

6520 N. ANDREWS AVE.

P.O. BOX 9057

FT. LAUDERDALE, FL 33310

8 Name and Address of New Registered Agent

Name 81 Dykema Gossett

8 Robert S. McCormick

Street Address 1 (Do NOT Use PO Box Number) 82

790 E. Broward Blvd., Suite 400

Street Address 2 (Do NOT Use PO Box Number) 83

City and State 84

Ft. Lauderdale

FL

Zip Code 85

33301

9 Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the above named corporation, incorporated under the laws of the State of Florida, certifies this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by resolution duly adopted by its board of directors on

I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of Section 607.035 FS

SIGNATURE

(Registered Agent Accepting Appointment)

Robert S. McCormick as Partner

DATE 5/3/88

10 If a foreign corporation, date first transacted business in Florida N/A

See signature requirements under instructions on reverse side of this form

11 I, the undersigned, am an Officer or Director of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 FS. I further certify that I understand my signature on this report shall have the same legal effects as if I made other claim.

Officer or Director Signature must be filed in Block 8

Signature

Name of Signing Officer or Director

12 If a foreign corporation, date first transacted business in Florida

Do not sign this form until you have received the



FILE NOW, OR THIS CORPORATION WILL BE DISSOLVED OCTOBER 11, 1989!

CORPORATION

ANNUAL REPORT  
1989



DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

SEP 28 PM 1:02

FLORIDA DEPT. OF STATE  
CORPORATIONS DIVISION  
TALLAHASSEE, FLORIDA

Filing Fee of \$35 Required - Make Checks Payable To: Secretary of State

Name and Address of Corporation (Print, per Office)

732532 7

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
4900 N.OCEAN BLVD.  
FT LAUD, FL 33308-2912

1. Enter Change of Address of Corporation (Print, per Office. P.O. Box Number Alone is NOT Sufficient)

Street Address 2:

P.O. Box No. 22

City and State 33

Zip Code 24

If above address is incorrect, any way after the correct address is sent 2 through 2 to Office

1. Incorporated or Qualified  
Business in Florida

04/22/1975

2. Federal Employer's

59-1657961

3. Date of

05/13/1988

4. State and Street Address of Each Office and Director, per 22 November 1987

Names of Officers  
and Directors

State Address of Each  
Office and Director

City and State

5. List each Post Office Box Number

6	7	8	9
W/S	WILSON, RONALD	5000 N.OCEAN BLVD.	FT. LAUDERDALE, FL.
V/D	Grace, Jack	4900 N. Ocean Blvd.	Ft. Lauderdale, Fl.
V/D	WINTER, NANCIE	4900 N.OCEAN BLVD.	FT. LAUDERDALE, FL.
W/S	WINTER, NANCIE	5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
T/D	Phillips, Elizabeth	5100 N.Ocean Blvd.	Ft. Lauderdale, Fl.
P/D	GAYNOR, LOUIS I.	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
T/D	CRANFORD, H.	4900 N.OCEAN BLVD.	FT. LAUDERDALE, FL.
V/D	Francis, Mary M.	4900 N.OCEAN BLVD.	FT. LAUDERDALE, FL.
W/S	CLAIRENFIELD	5000 N.OCEAN BLVD.	FT. LAUDERDALE, FL.
S/D	Orlev, Arlene	5000 N. Ocean Blvd.	Ft. Lauderdale, Fl.

REGISTERED AGENT INFORMATION

GESSETT, DYKEMA

A ROBERT S MCCORMICK

190 E BROWARD BLVD, SUITE 400

FT LAUDERDALE, FL 33301

10. Name and Address of New Registered Agent

Street Address (Do NOT Use P.O. Box Number 22)

Street Address 2 (Do NOT Use P.O. Box Number 22)

City and State 31

FL

Zip Code 27

11. I, the undersigned, a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation, as required by the laws of the State of Florida, and that the same has been filed with the Department of State, Division of Corporations, Tallahassee, Florida, on the date hereof.

12. I, the undersigned, a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation, as required by the laws of the State of Florida, and that the same has been filed with the Department of State, Division of Corporations, Tallahassee, Florida, on the date hereof.

13. I, the undersigned, a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation, as required by the laws of the State of Florida, and that the same has been filed with the Department of State, Division of Corporations, Tallahassee, Florida, on the date hereof.

14. I, the undersigned, a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation, as required by the laws of the State of Florida, and that the same has been filed with the Department of State, Division of Corporations, Tallahassee, Florida, on the date hereof.

15. I, the undersigned, a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation, as required by the laws of the State of Florida, and that the same has been filed with the Department of State, Division of Corporations, Tallahassee, Florida, on the date hereof.

M. M. Francis

Mary M. Francis

1st Vice President

305 946 2471

FILE NOW! THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST

PS-197072

CORPORATION

ANNUAL REPORT  
1990



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

APPROVED AND FILED  
1990 JUL -5 10 6 29

Filing Fee of \$35 Required — Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Principal Office

732532 7

ZIP + 4 PRESORT  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
4900 N. OCEAN BLVD.  
FT LAUD, FL 33308-2912

If above address is incorrect in any way enter the correct address in item 2. Include Zip Code.

2. If address in item 1 is incorrect in any way, enter the correct address below. P.O. Box number alone is NOT sufficient. The name of the corporation can be changed only by filing an amendment.

Street Address 21

P.O. Box No. 22

City and State 23

Zip Code 24

3. Date Incorporated or Qualified To Do Business in Florida

04/22/1975

4. FEI Number

59-1857961

FEI Number Applied For  
FEI Number Not Applicable

6. Names and Street Addresses of Each Officer and Director (Do not use any correction tape or fluid to cover over incorrect information.)

1. Title	2. Names of Officers and Directors	3. Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	4. City and State
1. D	WILSON, RONALD	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
2. S	WEINBLATT, MARTIN	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
3. V/D	GRACE, JACK	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
4. T/D	PHILLIPS, ELIZABETH	5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
5. P/D	GAYNOR, LOUIS I.	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
6. V	FRANCIS, MARY M	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
7. P	GURLEY, ARLENE	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
8. D			
9. V			

REGISTERED AGENT INFORMATION

7. Name and Address of Current Registered Agent

GOSSETT, DYKEMA  
& ROBERT S MCCORMICK  
790 E BROWARD BLVD, SUITE 400  
FT LAUDERDALE, FL 33301

8. Name and Address of New Registered Agent

Name 81

Street Address 1 (Do NOT Use P.O. Box Number) 82

Street Address 2 (Do NOT Use P.O. Box Number) 83

City and State 84

FL.

Zip Code 85

I, the undersigned, pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, incorporated under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

I hereby accept the appointment of registered agent. I am familiar with and accept the obligations of Section 607.035 FS.

SIGNATURE

(Registered Agent Accepting Appointment)

DATE

I hereby certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath. I further certify that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, F.S.

Martin Weinblatt  
Secretary

Date June 25, 1990  
305-785-7881

\$5 Additional Fee  
required for a  
Certificate of Status

FILE NOW! CORPORATE STATUS WILL BE  
DELINQUENT AFTER JULY 1ST.

CORPORATION  
ANNUAL REPORT  
1991



FLORIDA DEPARTMENT OF STATE  
J. M. Smith  
Secretary of State  
DIVISION OF CORPORATIONS

MAY 23 11

APPROVED  
FL. DEPT. OF STATE  
CORPORATIONS DIV.  
TALLAHASSEE, FL.  
FILED

**FILING FEE OF \$61.25 REQUIRED**

DO NOT WRITE IN THIS SPACE

1. Filing and Mailing Address of Corporation **DOCUMENT #732532 (7)**

**ZIP + 4 PRESORT**  
**SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**4900 N. OCEAN BLVD.**  
**FT LAUD, FL 33308-2912**

2. If Address in Block 1 is incorrect in any way, enter the correct address below. P.O. Box is acceptable. The NAME of the corporation can be changed only by filing an amendment

21 Street Address

22 P.O. Box No.

23 City and State

24 Zip Code

**FT LAUDERDALE, FL. 33308-2912**

If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code

3. Date incorporated or Qualified  
to do Business in Florida

**04/22/1975**

4. FEI Number

**59-1857981**

FEI Number Applied For

FEI Number Not Applicable

5

**\$8.75 Additional Fee required**

**CERTIFICATE OF STATUS DESIRED**

6. Name and Street Address of Each Officer and Director (Do not use any correction tape or fluid to cover over incorrect information)

1. Title	2. Names of Officers and Directors	3. Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	4. City and State
<b>S/D</b>	<b>WEINBLATT, MARTIN</b>	<b>5000 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>
<b>V/D</b>	<b>GRACE, JACK</b>	<b>4900 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>
<b>T/D</b>	<b>PHILLIPS, ELIZABETH</b>	<b>5100 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>
<b>+ V/D</b>	<b>GAYNOR, LOUIS I.</b>	<b>4900 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>
<b>+ P/D</b>	<b>FRANCIS, MARY M</b>	<b>5100 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>
<b>V/D</b>	<b>GURLEY, ARLENE</b>	<b>5000 N. OCEAN BLVD.</b>	<b>FT. LAUDERDALE, FL.</b>

**REGISTERED AGENT INFORMATION**

7. Name and Address of Current Registered Agent

**GOSSETT, DYKEMA**  
**% ROBERT S MCCORMICK**  
**790 E BROWARD BLVD, SUITE 400**  
**FT LAUDERDALE, FL 33301**

81 Name

82 Street Address 1 (Do NOT Use P.O. Box Number)

83 Street Address 2 (Do NOT Use P.O. Box Number)

84 City

**FL.**

85 Zip Code

In compliance with Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered agent or both in the State of Florida. Such change was authorized by the corporation's board of directors except the appointment as registered agent. I am familiar with and accept the obligations of Section 607.0505, Florida Statutes.

9. Signature of Registered Agent Accepting Appointment

DATE

I hereby certify that the information reported on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if I had personally signed it. I am an officer or director of the corporation or the holder of a trust or other position empowered to execute this report as required by Chapter 607, Florida Statutes.

**M. M. FRANCIS**

**PRESIDENT**

Telephone Number (Daytime) **305 781-8711**

**FILING FEE OF \$61.25 REQUIRED - Make Checks Payable To: Secretary of State**

**\$8.75 Additional Fee required for a Certificate of Status**

NOTICE FILE NOW! CORPORATION WILL BE  
DISSOLVED ON OR AFTER OCTOBER 7, 1992.

ANNUAL REPORT  
1992

732532

FILED  
93 JAN -5 PM 5 13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Read Instructions on Other Side Before Making Entries  
FILING FEE \$61.25 Make Payable To: Secretary of State

DOCUMENT #732532 (7)

SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.  
4900 N OCEAN BLVD  
FORT LAUDERDALE FL 33308-2912

REINSTATEMENT

1992 10/9/92

2. The State Board of Governors of the  
Florida Department of Banking and Finance  
has approved the filing of this document.  
The NAME of the corporation can be  
changed only by filing an amendment.

21. Mailing Address

22. P.O. Box No.

23. Co. and State - 01/19/93--01/09/93  
\*\*\*\$375.00 \*\*\*\$375.00

3. Date Incorporation or Qualification  
to Do Business in Florida 04/22/1975

35. Filing Date 05/23/1991 4. Filing Number 59-1057961 Filing Fee \$6.75

1	2. Name of Officer and Director	3. Street Address of Each Officer and Director (Do not use P.O. Box for Residence)	4. City and State
1 S/D	JOSEPH AUSTANDER	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
2 V/D	GRACE, JACK	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
3 T/D	HARRIETTE GILBERT	5100 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
4 V/D	SUSAN SHAFFER	4900 N. OCEAN BLVD.	FT. LAUDERDALE, FL.
5 P/D	CARLINE FASANO	5100 N OCEAN BLVD	FT. LAUDERDALE, FL.
6 V/D	ARLENE	5000 N. OCEAN BLVD.	FT. LAUDERDALE, FL.

REGISTERED AGENT INFORMATION

GOSSETT, DYKEMA  
& ROBERT S MCCORMICK  
790 E BROWARD BLVD, SUITE 400  
FT LAUDERDALE, FL 33301

81. Louise E. Tudzarov, Esq.  
82. 345 W. Oakland Park Boulevard  
83. Fort Lauderdale FL 33311

10. Does this corporation pay any intangible tax to the  
Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☐ (See other side for  
instructions.)

SIGNATURE

CARMINE FASANO, DDS PRESIDENT 305 781-8580  
12. Should you wish to contribute to the Election Campaign Financing  
Trust Fund, check the box and include an additional \$5.00 to the filing fee.

File Now. Filing Fee after May 1 is \$225.00

CORPORATION  
ANNUAL REPORT  
1993



FLORIDA DEPARTMENT OF STATE  
Jim Smith  
Secretary of State  
DIVISION OF CORPORATIONS

1. Name and Mailing Address of Corporation: **DOCUMENT # 732532 (7)**  
**SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**4900 N OCEAN BLVD**  
**FORT LAUDERDALE FL 33308-2912**

DO NOT WRITE IN THIS SPACE

3. Date Incorporated or Qualified: **04/22/1975**  
3a. Date of Last Report: **01/05/1992**

FILING FEE: **\$200.00**  
ANNUAL REPORT \$61.25 + \$138.75 CORPORATION SUPPLEMENTAL FEE  
MAKE CHECK PAYABLE TO DEPARTMENT OF STATE

4. FEI Number: **591657961**  
5. Certificate of Status Disclosed: ☐ **\$8.75** (Annual Fee Not Required)

2. Mailing Address: **21**  
2a. Principal Place of Business: **26**  
2b. Subsidiary Address: **27**  
2c. City & State: **28**  
2d. Country: **29**  
2e. Zip: **30**  
6. Election Campaign Financing: ☐ **\$5.00** May Be Added to Filing  
7. Nonprofit with IRS 501(c)(3) Tax Exempt Status: ☐ **\$138.75** Supplemental Fee Not Required  
8. This corporation has liability for intangible tax under S. 197.0 Florida Statutes: ☐ Yes ☒ No

9. Name and Address of Current Registered Agent

10. Name and Address of New Registered Agent

**TUDZAROV LOUISE EESO.**  
**345 W. OAKLAND PARK BLVD.**  
**FT. LAUDERDALE FL 33311**

11. Name: **CT CORPORATION SYSTEM**  
12. Street Address (P.O. Box Number is Not Authorized): **1200 S. PINE ISLAND ROAD**  
13. City: **PLANTATION, FL**  
14. Zip Code: **33324**  
15. Country: **BROWARD**

16. I, the undersigned, being a resident of this State and a duly qualified officer or director of the corporation, do hereby certify that the foregoing is a true and correct statement of the information required by the provisions of the Florida Statutes, and that the same was authorized by the corporation's board of directors.

**PETER F. SOUZA**  
SPECIAL ASSISTANT SECRETARY

DATE: **4/9/93**

17. OFFICERS AND DIRECTORS

18. OFFICERS AND DIRECTORS CHANGES

**S/D**  
**JOSEPH**  
**5000 NORTH OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**V/D**  
**JOSEPH**  
**4900 N. OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**T/D**  
**GILBERT**  
**5100 N. OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**V/D**  
**JOSEPH**  
**4900 N. OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**V/D**  
**PASANO**  
**5100 N. OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**V/D**  
**CLARLEY**  
**5000 N. OCEAN BLVD.**  
**FT. LAUDERDALE FL**

**V/D**  
**STEWART, PETER**

**V/D**  
**LAFIOSCA, BEN**

**P/D**  
**RUA, ERNEST JR.**

**V/D**

**S/D**

SIGNATURE

**PETER STEWART**

**Director**

DATE

**3/30/93**

**POST 246 34/11**

D  
KEN RUBIN  
5000 N. OCEAN BLVD.  
FT LAUDERDALE, FL 33308

D  
AMINE SEMAAN  
5100 N. OCEAN BLVD.  
FT LAUDERDALE, FL 33308

D  
BENITA SIRGANY  
4900 N. OCEAN BLVD.  
FT LAUDERDALE, FL 33308

FILE NOW: FILING FEE AFTER MAY 1 IS \$155.00

ANNUAL REPORT  
1995



FLORIDA DEPARTMENT OF STATE  
Supreme & Executive  
Council of State  
CORPORATION DIVISION

DOCUMENT # **732532** (7)  
SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

RECEIVED  
AND  
FILED

95 MAR 28 AM 11:26

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Business Address: 5000 NORTH OCEAN BLVD.  
FT LAUDERDALE FL 33308  
Mailing Address: 5000 NORTH OCEAN BLVD.  
FT LAUDERDALE FL 33308

DO NOT WRITE IN THIS SPACE

3. Date Incorporated or Qualified <b>04/22/1975</b>	3a. Date of Last Report <b>04/08/1994</b>
4. FEI Number <b>59-1657961</b>	Apply Tax Not Applicable
5. Certificate of Status Desired <input type="checkbox"/>	<b>\$8.75</b> Additional Fee Required
6. Election Campaign Financing Trust Fund Contribution <input type="checkbox"/>	<b>\$5.00</b> May Be Added to Fees
7. Nonprofit with IRS 501(c)(3) Tax Exempt Status <input type="checkbox"/>	<b>\$68.75</b> Supplemental Fee Not Required
8. This corporation has liability for intangible tax under S. 190.012, Florida Statutes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

21. Principal Office Address	22. Mailing Address
23. City & State	24. City & State
25. Country	26. Zip
27. Country	28. Zip

CT CORPORATION SYSTEM  
1200 S. PINE ISLAND ROAD  
PLANTATION FL 33324

9. Name and Address of Current Registered Agent	10. Name and Address of New Registered Agent
01. Name	01. Name
02. Street Address (P.O. Box Number is Not Acceptable)	02. Street Address (P.O. Box Number is Not Acceptable)
03. City	03. City
04. State	04. State
05. Zip Code	05. Zip Code

I, the undersigned, being a resident of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the annual report of the corporation as required by Section 607.012, Florida Statutes, and that the corporation has complied with the provisions of Section 607.012, Florida Statutes, and that the corporation has complied with the provisions of Section 607.012, Florida Statutes.

OFFICERS AND DIRECTORS	11. ADDITIONAL CHANGES TO OFFICERS AND DIRECTORS
11. NAME 12. STREET ADDRESS 13. CITY, ST. OR ZIP	11. NAME 12. STREET ADDRESS 13. CITY, ST. OR ZIP
14. NAME 15. STREET ADDRESS 16. CITY, ST. OR ZIP	14. NAME 15. STREET ADDRESS 16. CITY, ST. OR ZIP
17. NAME 18. STREET ADDRESS 19. CITY, ST. OR ZIP	17. NAME 18. STREET ADDRESS 19. CITY, ST. OR ZIP
20. NAME 21. STREET ADDRESS 22. CITY, ST. OR ZIP	20. NAME 21. STREET ADDRESS 22. CITY, ST. OR ZIP
23. NAME 24. STREET ADDRESS 25. CITY, ST. OR ZIP	23. NAME 24. STREET ADDRESS 25. CITY, ST. OR ZIP
26. NAME 27. STREET ADDRESS 28. CITY, ST. OR ZIP	26. NAME 27. STREET ADDRESS 28. CITY, ST. OR ZIP

SIGNATURE:

SEAL HERE AND TYPE OR PRINTED NAME OF REGISTRAR HERE ON NEXT PAGE

3/1/94 (732532-2536)

# *Sea Ranch Club Condominium Association, Inc.*

## **LIST OF OFFICERS**

<b>PRESIDENT</b> DICK MARCUS 4900 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308	<b>3rd VICE-PRESIDENT</b> JOE BALBONI 5000 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308	<b>DIRECTOR</b> KEN MIKOS 4900 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308
<b>1st VICE-PRESIDENT</b> FERNANDO CARBAJAL 5100 N. OCEAN BLVD FT. LAUDERDALE, FL 33308	<b>SECRETARY</b> DON STRACK 5100 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308	<b>DIRECTOR</b> AMINE SEMAAN 5100 N. OCEAN BLVD FT. LAUDERDALE, FL 33308
<b>2nd VICE-PRESIDENT</b> IRWIN FASTOW 4900 N. OCEAN BLVD FT. LAUDERDALE, FL 33308	<b>TREASURER</b> JOE AUSLANDER 5000 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308	<b>DIRECTOR</b> BEN LAFIOSCA 5000 N. OCEAN BLVD. FT. LAUDERDALE, FL 33308



FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00

APPROVED  
AND  
FILED

1994



DOCUMENT #

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SEA RANCH CLUB CONDOMINIUM ASSOCIATION INC

4600 NORTH OCEAN BLVD.  
FT LAUDERDALE FL 33308-9912

4600 NORTH OCEAN BLVD.  
FT LAUDERDALE FL 33308-9912

04/22-0 PM 3:51

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DID NOT WRITE IN THIS SPACE

3. Date of Incorporation or Organization		3a. Date of Last Filing	
04/22/1975		04/16/1993	
4. Filing Office		5. Amount of Franchise Fee	
59-1657961		\$8.75	
6. Amount of Franchise Fee		7. Amount of Franchise Fee	
\$5.00		\$5.00	
8. Name and Address of Current Registered Agent		9. Name and Address of New Registered Agent	
CT CORPORATION SYSTEM 1200 S. PINE ISLAND ROAD PLANTATION FL 33324		CT CORPORATION SYSTEM 1200 S. PINE ISLAND ROAD PLANTATION FL 33324	

81. Name	82. Street Address	83. City	84. State	85. Zip
			FL	

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original of the document filed for record in the office of the Secretary of State, Tallahassee, Florida, on this 22nd day of April, 1994.

V/D  
STEWART PETER  
5000 NORTH OCEAN BLVD. 5700  
FT. LAUDERDALE FL  
V/D  
LAFIOSCA BEN  
5000 N. OCEAN BLVD. 5000  
FT. LAUDERDALE FL  
V/D  
GILBERT HARRIETTE  
5100 N. OCEAN BLVD.  
FT. LAUDERDALE FL  
P/D  
RUA ERNEST J  
5000 N. OCEAN BLVD 5700 #511  
FT. LAUDERDALE FL  
V/D  
FASANO CARMINE  
5100 N. OCEAN BLVD. 4900  
FT. LAUDERDALE FL  
V/D  
GURLEY ARLENE  
5000 N. OCEAN BLVD.  
FT. LAUDERDALE FL

13. CHARGES TO FRANCHISE AND FRANCHISEE	
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SEE 4-8-94 #Bank

SIGNATURE

Ernest J. Rua Jr.  
ERNEST J. RUA JR.

4/5/94

781-8711

**SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.**

S/D

RUBIN, KEN

5000 NORTH OCEAN BOULEVARD

FT. LAUDERDALE, FL 33308

V/D

MIKOS, KEN

4900 NORTH OCEAN BOULEVARD

FT. LAUDERDALE, FL 33308

D

SIRGANY, BENITA

4900 NORTH OCEAN BOULEVARD

FT. LAUDERDALE, FL 33308

D

SEMAAN, AMINE

5100 NORTH OCEAN BOULEVARD

FT. LAUDERDALE, FL 33308