

733051

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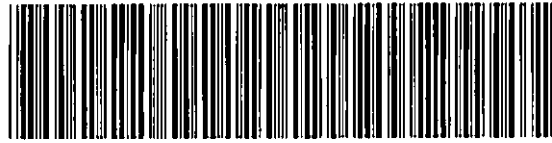
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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
AND BUSINESS REGISTRATION

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S. YOUNG

JOSEPH E. MELENDI
ATTORNEY AND COUNSELOR AT LAW

3522 GULF BLVD.
ST. PETE BEACH, FLORIDA 33706
TELEPHONE (813)833-0305
FAX (813)864-7216
E-MAIL: josephmelendi@msn.com

February 11, 2020

Amendment Section
Florida Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Don Ce-Sar Property Owners Corporation
(Document Number: 733051)
Articles of Amendment to Charter, as amended

Dear Reader,

The enclosed Articles of Amendment to Charter, as amended, of Don Ce-Sar Property Owners Corporation, a not for profit Florida corporation, are submitted for filing.

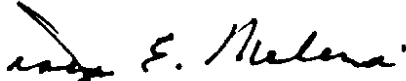
Please return all correspondence concerning this matter to the following:

Joseph E. Melendi, Esq.
3522 Gulf Blvd.
St. Pete Beach, FL 33706

Email address: josephmelendi@msn.com

Also enclosed is a check in the amount of \$43.75, made payable to the Florida Department of State, and representing the filing fee and the fee for a certified copy.

Sincerely,



Joseph E. Melendi

Enclosures

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT
to
CHARTER, as amended,
of
DON CE-SAR PROPERTY OWNERS CORPORATION
(Document Number: 733051)

We, the undersigned President and Secretary, respectfully, of Don Ce-Sar Property Owners Corporation, a not for profit Florida corporation, hereby certify that, at a meeting of the members of said corporation, duly and regularly held on the 10TH day of February, 2020, a quorum of the members present voted unanimously to amend the Charter, as amended, of the corporation in accordance with a resolution adopted by the corporation's Executive Board, by deleting in their entirety all Articles set forth in the Charter dated April 1, 1949, and in the Certificate of Amendment of Charter dated July 12, 1956, and in substitution therefor the following Articles:

ARTICLE ONE – NAME

The name of this corporation is Don Ce-Sar Property Owners Corporation.

ARTICLE TWO – PRINCIPAL OFFICE

The principal office of this corporation shall be located within the City of St. Pete Beach, Florida, and at the street address of the member serving from time to time as President of the corporation.

ARTICLE THREE – PURPOSE

The general purpose of this corporation, a not for profit corporation, is to preserve the character of the community located within the subdivision known as Don Ce-Sar Place, including, without limitation, Blocks M and N described in the plat thereof as private property subject to the use and enjoyment thereof by the property owners of the subdivision and their guests, to enforce the restrictions set forth in the plat of the subdivision to the extent determined reasonably appropriate by the corporation's Executive Board, to foster the well-being of the residents of the community, and to assist and cooperate with the City of St. Pete Beach, Florida, when such are consistent with the foregoing purposes.

ARTICLE FOUR – REGISTERED AGENT AND REGISTERED OFFICE

The name of the Registered Agent of this corporation is Joseph E. Melendi, Esq., whose street and mailing address is 3522 Gulf Blvd., St. Pete Beach, Florida 33706. The Registered Office of this corporation is 3522 Gulf Blvd., St. Pete Beach, Florida 33706.

I the undersigned hereby accept the appointment as registered agent. I am familiar with and accept the obligations of this office.



ARTICLE FIVE – MEMBERSHIP, DUES, SPECIAL ASSESSMENTS

Membership in this corporation shall be open automatically to all owners of real property located in the subdivision known as Don Ce-Sar Place. The annual dues shall be fixed by the Executive Board. Special assessments shall be fixed by the Executive Board but shall become payable only upon a two-thirds vote of the members at either an annual or special meeting. Only those members who have paid

annual dues and special assessment, if any, shall be eligible to vote on any issue coming before the corporation in the calendar year within which the annual dues or special assessment became payable. Unpaid dues or special assessments shall not result in anyway whatsoever in an indebtedness of a member.

ARTICLE SIX – GOVERNING BODY

The management of this corporation shall be entrusted in the Executive Board composed of seven members elected as the following Officers: President, First Vice President, Second Vice President, Third Vice President, Secretary, Assistant Secretary, and Treasurer. The election and duties of the Officers shall be in accordance to the Bylaws as adopted.

ARTICLE SEVEN – BYLAWS

The Bylaws of the corporation may be changed or amended at any meeting by the vote of two-thirds (2/3) of the membership present and eligible to vote.

ARTICLE EIGHT – EXISTENCE

This corporation shall exist perpetually.

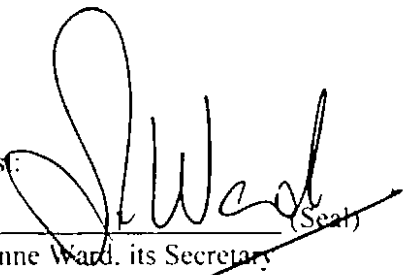
ARTICLE NINE – OFFICERS

Until the next election, the Officers of the corporation shall be:

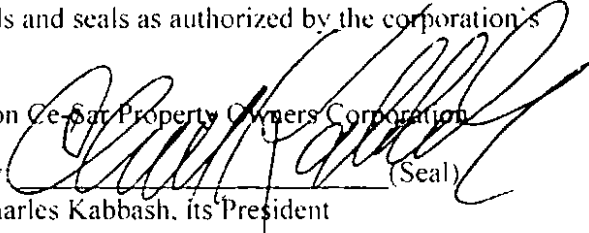
President: Charles Kabbash
First Vice President: Dr. Alfred Bonati
Second Vice President: Beth Morean
Third Vice President: James Breslin, Esq.
Secretary: Susanne Ward
Assistant Secretary: Sarah Ann Valdes
Treasurer: Michael Welch

IN WITNESS WHEREOF, we have hereunto set our hands and seals as authorized by the corporation's Board of Directors, this 10TH day of February, 2020.

Attest:


Susanne Ward, its Secretary

Don Ce-Sar Property Owners Corporation

By  (Seal)
Charles Kabbash, its President