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GOEDE / DEBOEST / CROSS ATTORNEYS AND PROFESSIONAL COUNSEL INFO@GADCLAW.COM / WWW.GADCLAW.COM

Reply to: Cynthia G. Ott, Paralegal Goede, DeBoest & Cross, PLLC 2030 McGregor Blvd. Fort Myers, FL 33901 Phone (239) 333-2992 Email: cott@gadehaw.com

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December 8, 2023

Department of State Division of Corporations Corporate Filings Post Office Box 6327 Tallahassee, FL 32314

Re: Articles of Amendment to Articles of Incorporation of Blind Pass Condominium

Dear Sir/Madam:

Enclosed is an original and one copy of the Articles of Amendment to Articles of Incorporation of Blind Pass Condominium Association, Inc., along with a check for \$43.75 to cover the filing fee, and fee to obtain a certified copy. Please return the certified copy to our office in the envelope provided.

If you have any questions or need additional information, please do not hesitate to contact me.

Very mily, GOEDE, DEBOEST & CROSS, PLLC

Cynthia G. Ott

Cynthia G. Ott Paralegal Signed electronically to avoid delay

CGO Enclosure as stated



ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF BLIND PASS CONDOMINIUM ASSOCIATION. INC.

Pursuant to the provisions of Section 617,1006. Florida Statutes, the undersigned Florida not for profit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted:

See attached Exhibit "A" for full text.

SECOND: The date of adoption of the amended and restated Articles was August 30, 2023.

THIRD: Adoption of amended and restated Articles (Check one):

 $\underline{\mathbf{X}}$ The amendment to the Articles was adopted by the members and the number of votes cast for the amendment was sufficient for approval.

_____ There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the Board of Directors.

BLIND PASS CONDOMINIUM ASSOCIATION, INC.

Signature of Officer

Dean Engdahl Print Name of Officer

Treasurer Title of Officer

____12/05/2023______ Date Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller INS'TR# 2023000337397, DocType DOC, Pages 3, Recorded 10/17/2023 at 3:18 PM, DeputyClerk NFERGUSON Rec Fees: S27.00 ERECORD

> PREPARED BY: JOHN TREBILCOCK, ESQ. 2030 McGregor Blvd. FORT MYERS, FL 33901 Tel: (239) 333-2992



CERTIFICATE OF AMENDMENTS OF DECLARATION OF CONDOMINIUM FOR BLIND PASS, A CONDOMINIUM AND THE BYLAWS OF BLIND PASS CONDOMINIUM ASSOCIATION, INC.

THE UNDERSIGNED being the <u>PRESIDENT</u> of BLIND PASS CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, does hereby certify that the attached Amendments to the Declaration of Condominium, originally recorded in O.R. Book 1103, Page 2083 *et seq.* and rerecorded at Official Record Book 1972, at Page 2808, *et. seq.*, of the Public Records of Lee County, Florida and to the Bylaws of Blind Pass Condominium Association, Inc., were duly approved, adopted and enacted in writing by the affirmative vote of the proper percentage of voting interests in the Association at a members meeting called for that purpose at which a quorum was present held on the 30 day of August 2023. Dated this <u>15</u>⁻⁻⁻ day of September 2023.

WITNESSES: (Print) (Sign) "arde A.

BLIND PASS CONDOMINIUM ASSOCIATION, INC.

BY: miter Dister <u>PRESTDENT</u> of the Association Print Name: MIKE DISLER

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was acknowledged before me $[\circ]$ in person or by [] online notarization this \cancel{ASTH} day of $\underbrace{STHTERPTERPT}_{2023}$ by $\underbrace{MIICEPTSERPT}_{11CEPTSERPT}$, as $\underbrace{FRTSTPERTT}_{12STPERTT}$ of BLIND PASS CONDOMINIUM ASSOCIATION, INC., a Elorida.non-profit corporation, on behalf of said corporation. Said person is <u>personally known to me or</u> has produced $\underbrace{MA}_{12STP}_{12STPERTT}_{12STPERT$



NOTARY PUBLIC:

STATE OF FLORIDA (SEAL) My Commission Expires:

AMENDMENT TO THE <u>AMENDED AND RESTATED DECLARATION OF CONDOMINIUM</u> <u>FOR</u> <u>BLIND PASS CONDOMINIUM</u> <u>AND THE ARTICLES AND BYLAWS OF</u> <u>BLIND PASS CONDOMINIUM ASSOCIATION, INC.</u>

Note: Words stricken are deletions; Words underlined are additions.

Section 15.3 of the Declaration Shall be Amended as Follows:

15.3 Regular Amendments. Amendments other than paragraph 7.5 amendments may be enacted by a favorable-vote of the owners of 67% of the voting interests in the Association. Amendments may be enacted by a favorable vote of the 51% of the voting interests in the Association that are actually present and voting, in person or by proxy, at a members' meeting at which a quorum is present and for which proper notice has been given;

Article X, of the Articles of Incorporation Shall be Amended as Follows:

BY-LAWS:

The By-Laws of this Corporation may be altered, amended, or repealed by two thirds of a majority of the voting interests of the Corporation that are actually present and voting, in person or by proxy, at a meeting of the members at which a quorum is present and for which proper notice has been given at any Annual Meeting of the Corporation, or any Regular or Special Meeting at which a quorum is present, called for that purpose.

Article XI, of the Articles of Incorporation Shall be Amended as Follows:

Amendments-to-these-Articles of Incorporation may-be-proposed and adopted aas follows:

An-Amendment may be proposed by either the Board of Directors of by ten percent of the voting interests and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By Laws, which includes a notice of the substance of the proposed Amendment.

The Amendment must be approved by a vote of two-thirds of the voting interests of the Corporation.

Amendment to these Articles of Incorporation shall be proposed by a majority vote of the

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Board of Directors. The amendment shall then be presented to the membership of the Association. A proposed amendment must receive approval of a majority of the voting interests of the Association that are actually present and voting, in person or by proxy, at a meeting of the members at which a quorum is present and for which proper notice has been given.

Section 9.2 of the Bylaws Shall be Amended as Follows:

9.2 A RESOLUTION adopting a proposed amendment must receive approval of twothirds of the voting interests of the Association.—A proposed amendment must receive approval of a majority of the voting interests of the Association that are actually present and voting, in person or by proxy, at a meeting of the members at which a quorum is present and for which proper notice has been given.