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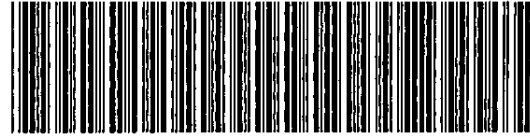
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TALLAHASSEE, FLORIDA

*AOR
3/30/12*

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Broadview Condominium Association, Inc.

DOCUMENT NUMBER: 735259

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Larry Z. Glickman, Esquire

(Name of Contact Person)

Sachs Sax Caplan

(Firm/ Company)

1850 SW Fountainview Blvd., Ste. 207

(Address)

Port St. Lucie, FL 34986

(City/ State and Zip Code)

lglickman@ssclawfirm.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Larry Z. Glickman, Esq. at (772) 871-8020

(Name of Contact Person)

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

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| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|---|--|---|--|

Mailing Address

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

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT to
and RESTATEMENT of
the ARTICLES OF INCORPORATION for
THE BROADVIEW CONDOMINIUM ASSOCIATION, INC.

Pursuant to the provision of Chapters 617 and 718 of the Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to and Restatement of its Articles of Incorporation.

FIRST: The Amendments adopted, included in the text of the Restated Articles of Incorporation, are attached as Exhibit "A".

SECOND: On November 25, 2011, at a duly noticed and conducted meeting of the Board of Directors of Association at which a quorum was present and acting throughout, not less than two-thirds (2/3) of the entire membership of the Board of Directors of the Association voted affirmatively to adopt amendments to and restatement of the Articles of Incorporation, attached hereto as Exhibit "A".

THIRD: On March 8, 2012, at a duly noticed and conducted Annual Meeting of the members of Association at which a quorum was present and acting throughout, greater than two-thirds (2/3) of the votes held by said members were cast to adopt amendments to the Articles of Incorporation, attached hereto as Exhibit "A".

FOURTH: The votes cast as indicated herein to approve the Amended and Restated Articles of Incorporation are sufficient for approval thereof.

DATED: MARCH, 16, 2012.

THE BROADVIEW CONDOMINIUM
ASSOCIATION, INC.

By: Martine J. Frawley, President

By: Donald S. Straub, Secretary

EXHIBIT A
AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
THE BROADVIEW CONDOMINIUM ASSOCIATION, INC.
(a condominium association)

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 718, Florida Statutes as amended, and certify as follows:

ARTICLE 1

NAME

The name of the corporation shall be THE BROADVIEW CONDOMINIUM ASSOCIATION, INC., (a condominium association). For convenience, the corporation shall be referred to in this instrument as the Association. The registered office of the corporation is 400 Intracoastal Place, Tequesta, Florida 33469; the mailing address is P.O. Box 3132, Tequesta, Florida 33469.

ARTICLE II

PURPOSE

A. The Purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes as amended, for the operation of the condominium known as BROADVIEW CONDOMINIUM BUILDINGS A, B AND C, which condominium is located in the Village of Tequesta, Palm Beach County, Florida.

B. The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III

POWERS

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

A. 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 these Articles.

B. The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles and Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration of Condominium and as they may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against dwelling unit owners to defray the costs, expenses and losses of the condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate the property of the condominium.
4. To purchase insurance upon the property of the condominium and insurance for the protection of the Association and its members as dwelling unit owners.
5. To reconstruct the improvements after casualty and to further improve the property.
6. To make and amend reasonable regulations regarding the use of the property of the condominium.
7. To approve or disapprove the transfer, mortgage and ownership of dwelling units as may be provided in the Declaration of Condominium and the By-Laws.
8. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association, and the Regulations for the use of the property of the condominium.
9. To contract for the management of the condominium and to delegate to such contractors all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have the approval of the Board of Directors or the membership of the Association.
10. To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.
11. To employ personnel to perform the services required for proper operation of the condominium.

C. The Association shall not have the power to purchase a dwelling unit of the condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount secured by its lien. This provision shall not be changed without the unanimous approval of the members and the joinder of all record owners of mortgages upon the condominium.

D. All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

E. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-Laws.

ARTICLE IV

MEMBERS

A. The members of the Association shall consist of all of the record owners of dwelling units in the condominium; and after termination of the condominium, shall consist of those who are members at the time of such termination and their successors and assigns.

B. After receiving the approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing a record title to a dwelling unit in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his dwelling unit.

D. The owner of each dwelling unit shall be entitled to at least one vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V

DIRECTORS

A. The affairs of the Association will be managed by a board consisting of the number of directors as determined by the By-Laws. Directors must be members of the Association.

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

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

ARTICLE VII

INDEMNIFICATION

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

ARTICLE VIII

BY-LAWS

The By-Laws of the Association may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

AMENDMENTS

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

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by thirty (30%) percent of the members of the Association.

Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided,

1. Such approvals must be by not less than 2/3 of the entire membership of the Board of Directors and by not less than 2/3 of the votes of the members of the Association voting at the meeting (either in person or by proxy); or

2. By not less than 75% of the votes of the members of the Association voting at the meeting (either in person or by proxy).

C. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section C of ARTICLE III without approval in writing by all members and the joinder of all record owners of mortgages upon the condominiums. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment shall be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE X

TERM

The term of the Association shall be perpetual.

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