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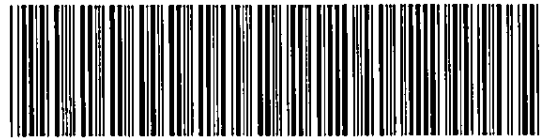
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SECRETARY OF STATE
TALLAHASSEE, FL

AUG 22 2023

D CUSHING



CHELLE KONYK, ESQ.
THERESA M. LEMME, ESQ.
MICHAEL S. STEINER, ESQ.

December 29, 2022

Amendment Section
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

Articles of Amendment

THE 2100 CONDOMINIUM ASSOCIATION, INC.

DOCUMENT NUMBER: 754393

The attached Articles of Amendment are adopted as of December 15, 2022 and the filing fee of \$35.00 is submitted for filing.

Please return all correspondence to:

CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

A vote of the members was required to adopt the amendments. The amendments were adopted at a duly noticed meeting on December 15, 2022 and the number of votes cast for the amendments was sufficient for approval.

By: Steven N. Tannenbaum
Steven Tannenbaum, President

By: [Signature]
Dr. David Sarner, Secretary

Name of Registered Agent:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.; STE 310; JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

[Signature]
CHELLE KONYK, ESQ., REGISTERED AGENT

FILED
2023 JAN 25 AM 10:18
SECRETARY OF STATE
TALLAHASSEE, FL

This instrument prepared by:
Chelle Konyk, Esquire
Konyk & Lemme PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477
(561) 935.6244

FILED
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SECRETARY OF STATE
TALLAHASSEE, FL

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
THE 2100 CONDOMINIUM ASSOCIATION, INC.
A Florida Corporation Not-For-Profit**

I HEREBY CERTIFY that the Amended and Restated Articles of Incorporation attached as Exhibit "4" to this Certificate were duly adopted as the Amended and Restated Articles of Incorporation of The 2100 Condominium Association, Inc. ("Articles") The Articles were approved by the members at a duly noticed meeting on December 15, 2022, pursuant to the Articles and the Bylaws of The 2100 Condominium Association, Inc. The original Articles for The 2100 Condominium Association, Inc. are recorded in Official Record Book 3411, at Page 0765, et seq., of the Public Records of Palm Beach County, Florida.

DATED this 9th day of JAN 2023

Signed in the presence of Witnesses as to
Both:

Association:

By: [Signature]
Signature of First Witness

The 2100 Condominium Association, Inc.
A Florida Corporation Not-For-Profit

Chelle Konyk
Print Name of First Witness

By: [Signature]
Steven Tannenbaum, President

By: [Signature]
Signature of Second Witness

Alexis Pozzuto
Print Name of Second Witness

By: [Signature]
Dr. David Sarner, Secretary

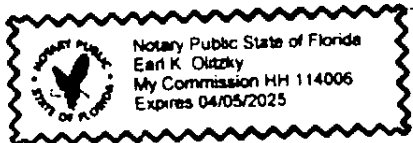
STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by [X] means of physical presence or [] online notarization this 9th day of JANUARY 2023 by Steven Tannenbaum, President and Dr. David Sarner, Secretary of The 2100 Condominium Association, Inc. personal known to me, who executed the foregoing instrument. Both acknowledged to and before me that he, as President of the Association, and she, as Secretary of the Association, executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL.

[Signature]
Notary, State of Florida



A vote of the members was required to adopt the amendments. The amendments were adopted at a duly noticed meeting on December 15, 2022 and the number of votes cast for the amendments was sufficient for approval.

By: Steven N. Tannenbaum
Steven Tannenbaum, President

By: [Signature]
Dr. David Sarnier, Secretary

Name of Registered Agent:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.: STE 310; JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

[Signature]
CHELLE KONYK, ESQ., REGISTERED AGENT

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
THE 2100 CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not-for-Profit)**

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I - NAME

The name of this corporation shall be:

THE 2100 CONDOMINIUM ASSOCIATION, INC.

ARTICLE II -PURPOSE

In accordance with the provisions of Chapter 718, Florida Statutes, commonly known as The Condominium Act, a condominium was created upon certain lands in Palm Beach County, Florida, to be known as:

THE 2100 CONDOMINIUM AT SLOAN'S CURVE hereinafter referred to as "The Condominium", The Declaration subjecting the lands involved to a condominium form of ownership will be recorded among the Public Records of Pam Beach County, Florida. This corporation is organized for the purpose of operation, governing, administering and managing the property and affairs of The Condominium and to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida, the By-Laws, these Articles of Incorporation and the aforementioned Declaration of Condominium, and further to exercise all powers granted to a condominium association under The Condominium Act, and to acquire, hold, convey and otherwise deal in and with real and personal property in this corporation's capacity as a condominium association.

ARTICLE III - POWERS

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

A. The corporation 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, and in addition, all the powers conferred by The Condominium Act upon a condominium association, and in addition, all of the powers set forth in the Declaration of Condominium of The Condominium which are not in conflict with law.

B. The corporation shall have all of the powers reasonably necessary to implement the powers of the corporation, including but not limited to the following:

1. To operate and manage the condominium and condominium property in accordance with the sense, meaning, direction, purpose and intent contained in the Declaration of Condominium of The Condominium when the same has been recorded among the Public Records as above noted.
2. To make and collect assessments against members to defray the costs of the condominium and to refund common surplus to members.
3. To use the proceeds of assessments in the exercise of its powers and duties.
4. To maintain, repair, replace and operate the condominium property.

5. To reconstruct improvements upon the condominium property after casualty and to further improve the property.
 6. To make and amend regulations respecting the use of the property in the condominium.
 7. To approve or disapprove the proposed purchasers, lessees and mortgagees of apartments if required by the Declaration of Condominium.
 8. To enforce by legal means the provisions of the condominium documents, these Articles, the By-Laws of the corporation and the regulations for the use of the property in the condominium.
 9. To contract for the management of the condominium and to delegate to such contractor all powers and duties of the corporation except such as are specifically required by the condominium documents to have approval of the Board of Directors or the membership of the corporation.
- C. All funds and title to all properties acquired by the corporation and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the condominium documents.
- D. The powers of the corporation shall be subject to and be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the condominium property.

ARTICLE IV - MEMBERS

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

- A. The owners of each condominium unit in the aforementioned condominium, whether such unit shall be an apartment condominium unit or a cabana condominium unit, shall each be a member of the corporation.
- B. Thereafter, membership in the corporation shall be established by acquisition of the fee title to a condominium unit in The Condominium, whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee interest in any unit, except that nothing herein contained shall be construed as terminating the membership of any party who may own a fee ownership interest in two or more units, so long as such party shall retain title to a fee ownership interest in any unit.
- C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The properties, funds and assets of the corporation shall be held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium and in the By-Laws which may hereafter be adopted.
- D. On all matters on which the membership shall be entitled to vote, there shall be four (4) votes for each apartment condominium unit in the condominium and one (1) vote for each cabana condominium unit in the condominium, which votes may be exercised or cast by the owner or owners of each unit in such manner as may be provided in the By-Laws of this corporation.

Should any member own more than one unit, be it apartment or cabana, such member shall be entitled to exercise or cast the total number of votes attributable to all units owned by him, her or it, in the manner provided in the By-Laws.

ARTICLE V - TERM

This corporation shall have perpetual existence.

ARTICLE VI - REGISTERED AGENT AND REGISTERED OFFICE

The Registered Agent for this corporation shall be Konyk & Lemme PLLC or such other person or entity as the Board of Directors shall from time to time direct, with appropriate notice being given to the Secretary of State in accordance with law.

ARTICLE VII - MANAGEMENT OF THE AFFAIRS OF THE CORPORATION, OFFICERS

The affairs of this corporation shall be managed by the Board of Directors, except to the extent that the Directors shall have delegated the responsibility for such management under the provisions of these Articles and in accordance with the By-Laws. The officers of this corporation shall consist of a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors according to the By-Laws of this corporation. The Directors may, if they desire, combine the offices of Secretary and Treasurer and, in addition, provide for such other officers, agents, supervisory personnel or employees of the corporation as they shall see fit. Officers will be elected annually to hold office until the next annual meeting of the Board of Directors or until their successors are elected and qualify.

ARTICLE VIII - BOARD OF DIRECTORS

This corporation shall be governed by a Board of Directors as provided in the Bylaws.

ARTICLE IX - REMOVAL OF OFFICERS AND DIRECTORS

Any officer may be removed prior to the expiration of his term of office in the manner provided hereinafter, or in such manner as provided in the By-Laws. Any officer may also be removed for cause by a two-thirds (2/3) vote of the full Board of Directors at a meeting of Directors called at least in part for the purpose of considering such removal. Any officer or director of this corporation may be removed with or without cause, pursuant to the recall provisions of Chapter 718, Florida Statutes as may be amended from time to time.

ARTICLE X - INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liability, including counsel fees, reasonably incurred by or imposed upon him in connection with 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 corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement, which shall not be unreasonably withheld, and reimbursement as being in the interests of the

corporation. 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 XI - BY-LAWS

The By-Laws of this corporation shall be appended to the Declaration of Condominium above described at the time of the recording of the Amended and Restated Declaration of Condominium among the Public Records of Palm Beach County, Florida.

ARTICLE XII - PROHIBITION AGAINST ISSUANCE OF STOCK AND DISTRIBUTION OF INCOME

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its members, directors, or officers. Nothing herein, however, shall be construed to prohibit the payment by the corporation of compensation in a reasonable amount to the members, director or officers for services rendered, nor shall anything herein be construed to prohibit the corporation from making any payments or distributions to members of benefits, monies or properties permitted by Section 617.011 of Florida Statutes and contemplated by the Declaration of Condominium and/or Condominium Act.

ARTICLE XIII - ORIGINAL SUBSCRIBERS

The names and post office addresses of the original Subscribers to these Articles of Incorporation were as follows:

Name - Post Office Address

ROBERT I. SHAPIRO - 444 Brickell Avenue, Suite 1050, Miami, Fla.

ELEANOR LIPTON - 444 Brickell Avenue, Suite 1050, Miami, Fla.

NATHAN I. LEDER - 444 Brickell Avenue, Suite 1050, Miami, Fla.

ARTICLE XIV - AMENDMENT

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by a majority of the members of this corporation present in person or by proxy provided there is a quorum, at any meeting of the members of the corporation called at least in part to consider such amendment or approved in writing by the members of this corporation having not less than a majority of the total membership vote.

IN WITNESS WHEREOF, We, being the President and the Secretary of 2100 Condominium Association, Inc. have hereunto set our hands this 21st day of December 2022.

BY: Steven N. Tannenbaum
Steven Tannenbaum, President

BY: [Signature]
Dr. David Sarner, Secretary

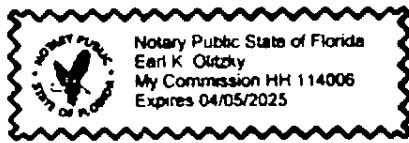
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me

by [X] means of physical presence or [] online notarization by Steven Tannenbaum, President and Dr. David Sarner, Secretary who after being sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purpose therein expressed the 21st day of December 2022.

Witness my hand and official seal in Palm Beach County, Florida this 21st day of December 2022.

SEAL



[Signature]
Notary Signature

WITH CHELLE KONYK, ESQ., KONYK & LEMME PLLC AS REGISTERED AGENT.

I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT.

[Signature]
CHELLE KONYK, ESQ.