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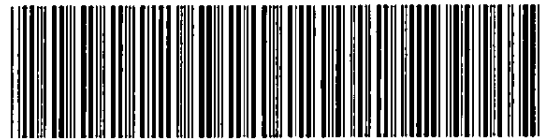
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**VIA FIRST-CLASS MAIL ONLY**

May 16, 2024

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

Re: Amendment to the Articles of Incorporation  
Patrician Oaks Condominium Association, Inc.  
Our Matter No.: 10138-002

Dear Sir/Madam:

Please find enclosed a copy of the recorded Amendment to the Articles of Incorporation of Patrician Oaks Condominium Association, Inc., which Articles were originally filed with the Secretary of State of Florida on March 30, 1981, and assigned Document Number 756982. Our check No. 303400092 in the amount of \$35.00 is enclosed for the amendment filing fee.

Also, please stamp and return the enclosed *original* Certificate of Amendment in the self-addressed stamped envelope provided.

Thank you for your assistance in this matter, and if you have any questions, please do not hesitate to contact me.

Sincerely,

Monique E. Parker, Esquire

MEP/cm

Enclosures

cc: Patrician Oaks Condominium Association, Inc.

FILED

2024 MAY 21 AM 11:46

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
PATRICIAN OAKS CONDOMINIUM ASSOCIATION, INC.  
(A Corporation Not for Profit)

This instrument amends the Articles of Incorporation of Patrician Oaks Condominium Association, Inc. The Articles of Incorporation were originally filed with the Secretary of State of Florida on March 30, 1981.

ARTICLE I - NAME AND PRINCIPAL  
PLACE OF BUSINESS OF THE CORPORATION

The name of this corporation, hereinafter called the "Association," shall be Patrician Oaks Condominium Association, Inc. Its principal office and place of business shall be at 870 Virginia Street, Dunedin, Florida 34698. The Board of Directors may from time to time move the principal office of the Association to any other address in the State of Florida.

ARTICLE II- PURPOSE AND POWERS

Section 1. The purpose for which this Association is organized is to act as a governing "Association" within the meaning of the Condominium Act (Chapter 718, Florida Statutes) for the Patrician Oaks Condominiums located in Dunedin, Florida.

Section 2. The Association shall have all of the rights, powers, duties and functions of a governing association as set forth in the Condominium Act, now or hereafter in effect, and all powers and duties reasonably necessary to administer, govern and maintain the condominiums pursuant to the Declarations of Condominium for the Patrician Oaks Condominiums as they may be amended from time to time, including, but not limited to, the powers more specifically set forth in the Bylaws of the Association, and the following:

(a) To make and collect assessments against members of the Association for the purpose of defraying the charges and expenses of the condominiums and of all other properties the Association shall hold, by whatever means, and operation of the Association. Assessments paid by unit owners shall be held in trust by the Association and used to pay:

- (1) The cost of operation, maintenance, preservation, enhancement or repair of the condominium properties and other costs related thereto.
- (2) Costs and expenses of capital improvements, betterments or additions to the common elements.

- (3) Expenses of administration and management of the Association, including expenses for social events and recreational activities for the benefit of the members.
  - (4) Expenses declared common expenses by the provisions of the Declaration or by the Bylaws of the Association.
  - (5) Any valid charge against the condominium property as a whole.
- 
- (b) To use the proceeds of assessments in the exercise of its powers and duties.
  - (c) To maintain, repair, replace and operate all condominium properties.
  - (d) To purchase insurance upon condominium properties and all properties the Association shall hold and insurance for the protection of the Association and its members.
  - (e) To improve condominium properties further and, after casualty, to reconstruct improvements.
  - (f) To approve or disapprove the transfer, by sale, rental, gift, devise, bequest, succession, or otherwise, and the ownership and encumbrance of family units as may be provided by the Declarations of Condominium and by the Bylaws of the Association.
  - (g) To enforce by legal means the provisions of the Condominium Act, the Declarations of Condominium, these Articles, the Bylaws of the Association, and the regulations for the use of the property of the condominiums.
  - (h) To contract for the management and maintenance of the condominium properties and to authorize a management agent to assist the Association in carrying out its powers and duties in performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of common elements with funds as shall be available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.
  - (i) To purchase, lease, receive by gift, or otherwise acquire possessory or use interests in real and personal property, whether or not contiguous to the lands of the condominiums, intended to provide for the enjoyment, recreation or other use or benefit of the members of the Association.
  - (j) To contract for the management, operation and upkeep of any and all property held or controlled by the Association.

(k) To encumber, lease or grant other possessory or use interests in any and all property which the Association may acquire or control, including but not limited to any recreational facilities.

(l) To enter into contracts or agreements for the maintenance of accounting and bookkeeping records and for the use of data processing facilities or services, so as to carry out the Association's responsibilities and to comply with the requirements of the law of the State of Florida with regard to maintenance of records.

(m) To enter into such other contracts or agreements reasonably necessary or convenient for the proper exercise of the rights, powers, duties and functions of the Association.

(n) To employ all personnel reasonably necessary to perform the services required for proper exercise of the rights, powers, duties and functions of the Association.

(o) To exercise any and all common law and statutory powers, although not specifically recited above, of a corporation not for profit, and of an association within the meaning of the Condominium Act, reasonably necessary or convenient to carry out and perform the purpose for which the Association is organized and its enumerated powers.

(p) To enact rules and regulations concerning the use and enjoyment of the units, the common elements and of the property owners by the Association.

(q) To permit material alterations or additions to the property owned by the Association upon approval of two thirds (2/3) of the members who participate in the voting, in person or by proxy, at a duly notice meeting held for such purpose, provided a quorum is obtained. The Board of Directors is specifically authorized by this amendment to undertake the heating of the swimming pool and spa which are located in Association property, in the most appropriate method determined by the Board.

Section 3. Any officer or director individually or any firm or corporation of which any officer or director shall be a member, stockholder, officer, director, employee, or agent, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Association, provided that he or such firm or corporation so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, prior to the making thereof. No contract or other transaction between this Association and any other such person, firm, or corporation, and no act of this Association shall in any way be affected or invalidated thereby. Any director of this Association who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Association, which shall authorize any such contract or transaction with like force and effect as if he were not a director or officer of such other corporation or not so interested.

### ARTICLE III - QUALIFICATION OF MEMBERS AND THE MANNER OF THEIR ADMISSION

Section 1. Membership in the Association shall be established by record ownership of a unit.

Section 2. Ownership of a condominium unit shall be a prerequisite to exercising any rights as a member. A condominium unit may be owned by more than one person or by an association, partnership or trust.

Section 3. Membership shall not be transferable, except as provided herein or in any Declaration of Condominium naming this Association as the association thereunder. The membership of any unit owner shall terminate upon the termination of his condominium, or upon transfer of his ownership in the unit, provided the transfer is accomplished in accordance with the provisions of the Declaration of Condominium. The transferor's membership shall automatically transfer and be vested in the new owner succeeding to the ownership interest in the unit, subject to a lien thereon for all undischarged assessments, charges and expenses. The Association may rely on a recorded deed as evidence of transfer of a unit and thereupon terminate the transferor's membership and recognize the membership of the transferee.

### ARTICLE IV – TERM OF EXISTENCE

The Association shall have perpetual existence.

### ARTICLE V- OFFICERS

Section 1. The officers of the Association and any assistants to such officers as the Board of Directors may deem appropriate from time to time shall be members of the Board of Directors and consist of a President, one or more Vice Presidents, a Secretary, and a Treasurer.

Section 2. Officers of the Association shall be elected at each annual meeting of the Board of Directors and shall hold office at the pleasure of the Board. Any officer may be removed at any meeting by the affirmative vote of the majority of the members of the Board either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

### ARTICLE VI- BOARD OF DIRECTORS

Section 1. The affairs and business of this Association shall be managed and conducted by a Board of Directors consisting of nine (9) persons.

Section 2. Once elected, Directors shall serve for staggered terms of two years. A Director's term ends at the annual election at which his successor is duly elected, or at such other time as may be provided by law. Directors shall be elected by the Members in the manner described in the Bylaws.

Section 3. Directors may be removed with or without cause, by a majority vote of the membership at any annual meeting or any special meeting duly called therefor.

Section 4. In the event of a vacancy on the Board by reason of death, resignation or otherwise, a majority of the Board is authorized to fill the vacancy for the remainder of the unexpired term. If after a written request of any member of the Association that the vacancy be filled, the Board fails or refuses to fill the vacancy for a period of ninety (90) days from the receipt of such notice, then the vacancy shall be filled by the members of the Association at a duly called meeting.

Section 5. Organizational meetings of the Board shall be held immediately following the annual meeting of the members and at the same place. Special meetings of the Board may be called by the President, Secretary, or a majority of the Board upon notice provided in the manner set forth in the Bylaws. A majority of the Directors, by waiving notice of a special meeting or consenting to or taking any action, may cause such action to be taken without a formal meeting.

#### ARTICLE VII - BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may be amended, altered, modified or rescinded by the action or approval of the members of the Association, except that any such change of the Bylaws shall not affect the rights or interest of the mortgagees of any condominium property or family unit without the written consent of the mortgagee, to the extent such written consent may be required by the mortgagee.

#### ARTICLE VIII - AMENDMENTS TO THESE ARTICLES

Section 1. Amendments to these Articles of Incorporation shall be proposed by either the Board of Directors or by a petition signed by at least twenty-five percent (25%) of the Unit Owners, provided that any amendment provided by Unit Owners is subject to editing as to form and legality by legal counsel for the Association. The specific wording of any proposed amendments must be sent to all owners at least fourteen (14) days prior to the meeting where the voting will take place, along with a notice of the membership meeting where the proposals will be discussed and voted upon, and a limited proxy form for the owners to vote if they are unable to attend the meeting on the proposed amendments. The amendments shall then be presented to the membership of the Association. A two-thirds (2/3) vote of the membership who are represented and voting in person or by proxy, at a duly called meeting, shall be necessary to amend the Articles of Incorporation, provided that at least a majority of the entire membership must participate in the voting.

Section 2. No amendment shall make any change in the qualifications for membership without approval in writing of all members. No amendment shall be made that is in conflict with the Condominium Act or the Declarations of Condominium of the condominiums governed by this Association.

#### ARTICLE IX - VOTING

Section 1. The members of the Association are entitled to one (1) vote for each unit owned by them. The total number of votes ("voting interests") is equal to the total number of units in the condominium. The vote of a unit is not divisible. If a unit is owned by one natural person, individually or as trustee, his right to vote shall be established by the record title to the unit. If a unit is owned jointly by two or more persons, that unit's vote may be cast by any of the owners provided only one vote shall be cast. If multiple owners cannot agree how to vote, and attempt to cast votes which are in conflict with those cast by another owner, the vote for that unit will not be counted. The vote of an owner which is not a natural person shall be cast by any officer of a corporation, or any partner or managing agent of another type of entity.

Section 2. Votes may be cast either in person, or by proxy. All proxies must be in writing and filed with the Secretary. Any proxy given shall be effective for the specific meeting for which originally given and any lawfully adjourned meeting thereof. A proxy is not valid longer than 90 days after the date of the first meeting for which it was given.

Section 3. All members of the Association shall be entitled to vote upon matters affecting the Association, its property, and other possessory interests or uses and election of Directors.

#### ARTICLE X - ADDITIONAL PROVISIONS

Section 1. No officer, Director or member shall be personally liable for any debt or other obligation of the Association, except as provided in the Declarations of Condominium naming this Association as the association thereunder.

Section 2. The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its members, directors or officers. The Association may pay compensation in a reasonable amount to its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its purpose, and upon dissolution or final liquidation may make distributions to its members as permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

Section 3. Where the context of these Articles permits, the use of the plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

Section 4. Every member of the Board of Directors and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney 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 member of the Board of Directors or officer of the Association, except in such cases wherein the director or officer is adjudged guilty of willful



misfeasance or malfeasance in the performance of his duties, whether or not he is a member of the Board of Directors or officer at the time such expenses are incurred.

Section 5. It shall be the Association's responsibility to provide separately for deferred maintenance and repair for each condominium building, including, if applicable, separate reserve accounts as required by Florida's Condominium Act.

#### ARTICLE XI – SEVERABILITY

Should any paragraph, sentence, phrase, or portion thereof, of any provision of these Articles of Incorporation or of the Bylaws or rules and regulations be held invalid, it shall not affect the validity of the remaining parts thereof or of the remaining instruments.

#### ARTICLE XII - APPOINTMENT OF AGENT FOR SERVICE OF PROCESS

The Board of Directors shall appoint a Registered Agent for the Association as required by law.

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END OF AMENDED AND RESTATED ARTICLES OF INCORPORATION

Certificate Prepared by and return to:

Monique E. Parker, Esq.  
Rabin Parker Gurley, P.A.  
2653 McCormick Drive  
Clearwater, Florida 33759

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION  
OF PATRICIAN OAKS CONDOMINIUM ASSOCIATION, INC.

This is to certify that at a duly called meeting of the members of the Patrician Oaks Condominium Association, Inc. (the "Association") held on March 29, 2024, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amended and Restated Articles of Incorporation attached hereto, were duly adopted by the membership. Pursuant to F.S. Section 617.1006(3), the number of votes cast for the amendment was sufficient for approval. The original Articles of Incorporation were filed with the Secretary of State on March 30, 1981, bearing document number 756982.

IN WITNESS WHEREOF, the Patrician Oaks Condominium Association, Inc., has caused this instrument to be signed by its duly authorized officer on this 26 day of April 2024.

John Berndt  
(Signature of Witness #1)  
John Berndt  
(Printed Name of Witness #1)  
Mike Grimm  
(Signature of Witness #2)  
MIKE GRIMM  
(Printed Name of Witness #2)

PATRICIAN OAKS  
CONDOMINIUM ASSOCIATION, INC.  
By John LeBlanc  
(Signature)  
JOHN LEBLANC  
(Printed Name and Title)  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
2024 MAY 21 AM 11:46  
FILED

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April 2024, by John LeBlanc, as VP of the Patrician Oaks Condominium Association, Inc., on behalf of the corporation, and ☐ is personally known to me or ☒ has produced FC DL as identification.

My Commission Expires: 2/22/25

[Signature]  
NOTARY PUBLIC - State of Florida at Large

