

761003

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

(Business Entity Name)

(Document Number)

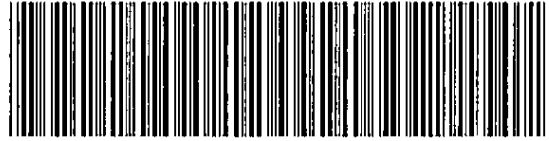
Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

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Date of Adoption  
Sincerely,

Office Use Only



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01/30/24--01042--012 \*\*35.00

2024 JAN 12 11 54 AM

FILED

45

ARTICLES OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.

FILED  
2024 JUN 12 AM 9:42

The undersigned officers of **Victory Gardens Condominium Association, Inc.** do hereby certify that the following amendments to the Articles of Incorporation of said corporation are a true and correct copy as amended, pursuant to Article IX thereof, by the Board of Directors at a duly called and noticed meeting held on **December 1, 2023**, which is the date of adoption by the Board of Directors, and by the membership at a duly called and noticed meeting held on **December 1, 2023**, which is the date of adoption by the members entitled to vote. The number of votes cast for the amendments by the Board of Directors was sufficient for approval. The number of votes cast for the amendments by the membership was sufficient for approval.

AMENDMENTS  
TO THE ARTICLES OF INCORPORATION OF  
VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.,

(Additions indicated by underlining;  
deletions indicated by ~~striking through~~.)

ARTICLE V

Directors

1. The affairs of the Association shall be managed by a Board of ~~seven (7)~~ five (5) Directors who shall be members of the Association. Only owners may serve on the Board. Any vacancy on the Board of Directors shall be filled for the un-expired term of the vacated office by the remaining directors.

\* \* \*

~~3. Membership of all Boards of Directors elected subsequent to the first Board of Directors shall be composed as follows:~~

~~There shall be six (6) Directors elected at-large, which Directors shall be elected by the unit owners from all of the buildings containing the Condominium units in the Condominium, and such Directors shall be referred to as "Directors at Large." In addition, each separate building shall be entitled to elect one Director each, by a vote of owners of units in the building, residing in the building, and who shall be hereinafter referred to as "Resident Directors."~~

\* \* \* \* \*

*[Signature page to follow]*

WITNESS my signature hereto this 18<sup>th</sup> day of Dec., 2023, at North Miami, Miami-Dade County, Florida.

**VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.**

[Signature]  
Witness

BY: [Signature] (SEAL)  
President

[Signature]  
Witness

ATTEST: [Signature] (SEAL)  
Secretary

STATE OF FLORIDA :  
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of Dec., 2023, by Juan A. Avila Cavillo and Alex Bomo Miskian, as President and Secretary, respectively, of Victory Gardens Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Driver License as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature] (Signature)  
Raymond Francois (Print Name)  
Notary Public, State of Florida at Large



RAYMOND FRANCOIS  
Commission # HH 216225  
Expires February 23, 2026

ARTICLES OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.

FILED  
2023 JUL 12 11:01 AM '23

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TO THE ARTICLES OF INCORPORATION OF  
VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.

(Additions indicated by underlining;  
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\* \* \* \* \*

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**VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.**

[Signature]  
Witness

BY: [Signature] (SEAL)  
President

[Signature]  
Witness

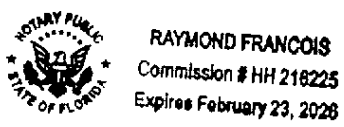
ATTEST: [Signature] (SEAL)  
Secretary

STATE OF FLORIDA :  
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of Dec., 2023, by Juan A. Avila Castillo and Nikol Bomo Miskhan, as President and Secretary, respectively, of Victory Gardens Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Driver License as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature] (Signature)

Raymond Francois (Print Name)  
Notary Public, State of Florida at Large



Marty Platts  
Senior Attorney  
Board Certified in Condominium and Planned  
Development Law  
Phone: 561.820.2870 Fax: 561.832.8987  
mplatts@beckerlawyers.com

# Becker

Becker & Poliakoff  
625 N. Flagler Drive  
7th Floor  
West Palm Beach, FL 33401

July 9, 2024

CORPORATE RECORDS BUREAU  
DIVISION OF CORPORATIONS  
Department of State  
P.O. Box 6327  
Tallahassee, FL 32314

**RE: Victory Gardens Condominium Association, Inc.  
Document No. 761003**

Dear Sir/Madam:

Enclosed herein please find an **original** and **one copy** of Articles of Amendment to the Articles of Incorporation for Victory Gardens Condominium Association, Inc., as well as a copy of your letter dated June 25, 2024. Please file and return a stamped copy to my attention.

Thank you for your attention to this matter.

Sincerely,



Marty Platts  
For the Firm

MP/ebd  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 13, 2024

MARTY PLATTS  
BECKER & POLIAKOFF  
625 N. FLAGLER DRIVE 7TH  
WEST PALM BEACH, FL 33401

SUBJECT: VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: 761003

We have received your document for VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of each amendment must be included in the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Anissa Butler  
Regulatory Specialist II

Letter Number: 024A00003125

*rec  
3-18*



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 28, 2024

MARY PLATTS  
625 N. FLAGLER DRIVE  
7TH FLOOR  
WEST PALM BEACH, FL 33401

SUBJECT: VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: 761003

We have received your document for VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of each amendment must be included in the document.

If an amendment was approved by the shareholders, the date of adoption of the amendment and one of the following statements must be contained in the document:

(1) A statement that the number of votes cast for the amendment by the shareholders was sufficient for approval.

(2) If more than one voting group was entitled to vote on the amendment, a statement designating each voting group entitled to vote separately on the amendment and a statement that the number of votes cast for the amendment by the shareholders in each voting group was sufficient for approval by that voting group.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Anissa Butler  
Regulatory Specialist II

Letter Number: 024A00006681

*Handwritten signature: AC 5-16*





FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 25, 2024

MARY PLATTS  
625 N. FLAGLER DRIVE  
7TH FLOOR  
WEST PALM BEACH, FL 33401

SUBJECT: VICTORY GARDENS CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: 761003

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Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Anissa Butler  
Regulatory Specialist II

Letter Number: 624A00013826

JUL 12 2024