

N03000008823

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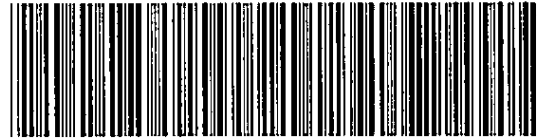
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DIVISION OF CORPORATIONS
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*BOARD CERTIFIED SPECIALIST IN
CONDOMINIUM AND PLANNED
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**BOARD CERTIFIED SPECIALIST IN
CONSTRUCTION LAW

October 6, 2022

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

*Re: Pier 41 Condominium Association, Inc.
Document No.: N03000008823*

Dear Sir or Madam:

Please be advised that this Firm serves as counsel to the Pier 41 Condominium Association, Inc. ("Association"). Enclosed is the executed Division amendment form, the Restated Articles and Check No. 00003450 made payable to the Florida Department of State in the amount of \$43.75, which represents the filing and certified copy fee.

Please provide our office with a certified copy of the amendment to the Articles. If you have any questions, please do not hesitate to contact me at (954) 928-0680 or via email to KHenze@KBRLegal.com.

Thank you for your assistance.

Very truly yours,

A handwritten signature in cursive script that reads 'Kerstin Henze' followed by a small flourish.

KERSTIN HENZE

KH:ej

Enclosures

cc: Michael S. Bender, Esq.

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pier 41 Condominium Association, Inc.

DOCUMENT NUMBER: N03000008823

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

Please return all correspondence concerning this matter to the following:

Kerstin Henze, Esq.

(Name of Contact Person)

Kaye Bender Rembaum, P.L.

(Firm/ Company)

1200 Park Central Blvd. South

(Address)

Pompano Beach, FL 33064

(City/ State and Zip Code)

KHenze@KBRLegal.com

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

For further information concerning this matter, please call:

Kerstin Henze, Esq.

954

928-0680

at

(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:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input checked="" 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

Articles of Amendment
to
Articles of Incorporation
of

Pier 41 Condominium Association, Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

N03000008823

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

(Florida street address)

New Registered Office Address:

_____, Florida _____
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

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

Signature of New Registered Agent, if changing

Please see attached Restated Articles of Incorporation.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

The date of each amendment(s) adoption: December 20, 2020, if other than the date this document was signed.

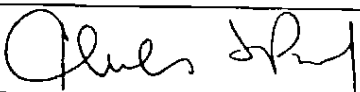
Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated September 23, 2022

Signature 

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Charles F. Peel

(Typed or printed name of person signing)

Pier 41 Condominium Board President

(Title of person signing)

RESTATED ARTICLES OF INCORPORATION
OF
PIER 41 CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

I.
NAME

The name of this corporation shall be PIER 41 CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association".

II.
PURPOSES AND POWERS

The Association shall have the following powers:

A. To manage, operate and administer Pier 41 Condominium (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorization contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Broward County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

III.
MEMBERS

A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.

B. Membership, as to all members other than the Subscribers, shall commence upon the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Broward County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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 unit.

IV.
EXISTENCE

The Association shall have perpetual existence.

V.
SUBSCRIBERS

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

NAME	ADDRESS
Pablo Hoberman	3220 Bayview Drive Fort Lauderdale, Florida 33316
Daniel Gamburd	3220 Bayview Drive Fort Lauderdale, Florida 33316
Sergio Waissman	3220 Bayview Drive Fort Lauderdale, Florida 33316

VI.
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, and hereafter by such number of Directors as provided in the Association's By-Laws from time to time. All Directors shall be Members of the Association.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

NAME	ADDRESS
Pablo Hoberman	3220 Bayview Drive Fort Lauderdale, Florida 33316
Daniel Gamburd	3220 Bayview Drive Fort Lauderdale, Florida 33316
Sergio Waissman	3220 Bayview Drive Fort Lauderdale, Florida 33316

VII. OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

NAME	TITLE	ADDRESS
Pablo Hoberman	President	3220 Bayview Drive Fort Lauderdale, Florida 33316
Daniel Gamburd	Vice-President	3220 Bayview Drive Fort Lauderdale, Florida 33316
Sergio Waissman	Secy-Treasurer	3220 Bayview Drive Fort Lauderdale, Florida 33316

VIII. BY-LAWS

The By-Laws may be amended in accordance with the provisions thereof.

IX. AMENDMENTS TO ARTICLES

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

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

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective, same must be approved by an affirmative vote of a majority of the entire Board of Directors and by an affirmative vote of not less than a majority of the eligible voting interests present, either in person or by proxy, at a duly called meeting of the members of the Association at which a quorum is present.

C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X. INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, 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 of the rights to which such Director(s) or Officer(s) may be entitled.

XI. INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at: 3220 Bayview Drive, Fort Lauderdale, Florida 33316, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at c/o Mann & Wolf, L.L.P., 4300 North University Drive, Suite 203, Sunrise, Florida 33351, and the initial registered agent therein is Mann & Wolf, L.L.P.

IN WITNESS WHEREOF, we have affixed our hands this 8th day of October, 2003. County, Florida.

Signed, Sealed And Delivered
In the Presence Of:

Print Name _____

PABLO HOBERMAN

DANIEL GAMBURD

Print Name _____

SERGIO WAISSMANN

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of October, 2003, by PABLO HOBERMAN, who is personally known to me and who did not take an oath.

My Commission Expires: _____
BY: _____
Notary Public, State of Florida
Printed Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of October, 2003, by DANIEL GAMBURD, who is personally known to me and who did not take an oath.

My Commission Expires: _____
BY: _____
Notary Public, State of Florida
Printed Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of October, 2003, by SERGIO WAISSMAN, who is personally known to me and who did not take an oath.

My Commission Expires: _____
BY: _____
Notary Public, State of Florida
Printed Name: _____

ACCEPTANCE BY REGISTERED AGENT

I hereby accept the designation of Registered Agent as set forth in these Articles of Incorporation.

MANN & WOLF, L.L.P.

By: _____

Andrew L. Mann

Title: President of Andrew L. Mann, P.A.

Member of Mann & Wolf, L.L.P.