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TALLAHASSEE, FLORIDA  
09 SEP 28 AM 10:38

Amend/cc  
@ 9/29/09

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: WESTON 55 PLUS MASTER ASSOCIATION, INC

DOCUMENT NUMBER: \_\_\_\_\_

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

Please return all correspondence concerning this matter to the following:

MARNIE DALE RAGAN, ESQUIRE

(Name of Contact Person)

HYMAN, SPECTOR & MARS, LLP

(Firm/ Company)

150 WEST FLAGLER STREET, SUITE 2701

(Address)

MIAMI, FLORIDA 33130

(City/ State and Zip Code)

MARNIE@HSMATTYS.COM

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

For further information concerning this matter, please call:

MARNIE DALE RAGAN, ESQ.

(Name of Contact Person)

at ( 305 ) 371-4244

(Area Code & Daytime Telephone Number)

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

☐ \$35 Filing Fee

☐ \$43.75 Filing Fee &  
Certificate of Status

☒ \$43.75 Filing Fee &  
Certified Copy  
(Additional copy is  
enclosed)

☐ \$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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 8, 2009

MARINE DALE RAGAN, ESQUIRE  
HYMAN, SPECTOR & MARS, LLP  
150 WEST FLAGLER STREET - SUITE 2701  
MIAMI, FL 33130

SUBJECT: WESTON 55 PLUS MASTER ASSOCIATION, INC.  
Ref. Number: N06000005932

We have received your document for WESTON 55 PLUS MASTER ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must have original signatures.

Photo copy of signature not acceptable.

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) 245-6964.

Irene Albritton  
Regulatory Specialist II

Letter Number: 109A00029691

RECEIVED  
2009 SEP 28 AM 8:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Articles of Amendment  
to  
Articles of Incorporation  
of

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
09 SEP 28 AM 10:38

WESTON 55 PLUS MASTER ASSOCIATION, INC.

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

(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:**

*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:**

(Principal office address MUST BE A STREET ADDRESS)

**C. Enter new mailing address, if applicable:**

(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:

New Registered Office Address:

(Florida street address)

(City)

, Florida

(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

**If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:**

*(Attach additional sheets, if necessary)*

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	

**E. If amending or adding additional Articles, enter change(s) here:**

*(attach additional sheets, if necessary). (Be specific)*

SEE ATTACHED

**CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF  
WESTON 55 PLUS MASTER ASSOCIATION, INC. AND BY-LAWS OF WESTON 55  
PLUS MASTER ASSOCIATION, INC.**

The undersigned, being respectfully the President of Weston 55 Plus Master Association, Inc. located in Broward County, Florida, the Declaration having been recorded in Official Records Book 42150, Page 1005 of the Public Records of Broward County, Florida, and subsequently amended, do hereby certify that at a duly noticed meeting of the members of the Weston 55 Plus Master Association, Inc. held on July 29, 2009, no less than Sixty-six and Two-Thirds percent (66 2/3%) of the Voting Members approved the following amendment to the Articles of Incorporation of Weston 55 Plus Master Association, Inc., and in accordance with Article 13 of the Articles of Incorporation; and no less than Sixty-six and Two-Thirds percent (66 2/3%) of the Voting Members approved the following amendment to the By-Laws Of Weston 55 Plus Master Association, Inc., in accordance with Section 7 of the By-Laws, such approvals obtained in person or by proxy at a duly called meeting in accordance with the governing documents of the Association.

(New language is indicated by underscored type, old language is indicated by lined type).

1. The Articles of Incorporation of the Association shall be amended to alter the makeup and number of Voting Members participating at the Master Association level as follows:

6.3 Voting. The Association shall have two (2) classes of voting membership:

Class A Members. The Class A Members shall be all those Owners, as more particularly described in Section 6.1, with the exception of the Declarant (as long as the Class B Membership shall exist, and thereafter, the Declarant shall be a Class A Member to the extent it would otherwise qualify). Class A Members who are also members of a Neighborhood Association shall be entitled to elect from among themselves, ~~respectively, one~~ Voting Member(s) for each such respective Neighborhood Association, each such Voting Member to have and cast votes as follows: The Condominium Association shall elect five (5) Voting Members, with each Voting Member entitled to cast Seventy (70) votes; and the Villas Association shall elect one (1) Voting Members, entitled to cast Thirty-two (32) votes. one (1) vote for each residential unit in the Neighborhood Association.

The first election of such Voting Member for a particular Neighborhood Association shall be conducted at or immediately following the meeting at which control of such Neighborhood Association is turned over to its members other than the developer/declarant (i.e. at which the nondeveloper/declarant members elect a majority of the board of directors). At such time, and at all times thereafter, the Neighborhood Association shall elect its Voting Member(s) in the same manner as it elects its board of directors, subject to the same rules as those applicable to its directors as to the term of office, removal, replacement and other matters. In the event that the members of the Villas a Neighborhood Association do not elect a Voting Member, the President of such Association shall perform the duties of the Voting Member. In the event that the members of the Condominium Association do not elect Voting Member(s), or in the event that a sufficient number of Voting Members are not elected, the Board of Directors of the Condominium Association shall appoint the Five Voting Members or any fill any vacancies. The Board of Directors of each Neighborhood Association shall have the right to appoint a Voting Member in the event of a vacancy during the term of the Voting Member. Class A Members owning residential Units which are not members of a Neighborhood Association shall, by written certification signed on behalf of all such members, designate to the Association a Voting Member who may cast one (1) vote on their behalf in matters of the Association. Similarly, each Commercial Parcel Owner may each designate, by written certification to the Association, a Voting Member who may cast one (1) vote for each Assessment Unit (as defined in the Master Covenants) attributable to the property represented by the Voting Member in all matters of the Association.

2. The Bylaws shall be amended to prohibit Voting Members from serving on the their respective Neighborhood Association Board of Directors as follows:

4.1 The Directors of the Association shall be elected at the annual meeting of the Members except as otherwise specified in the Articles of Incorporation. The election shall be decided by majority vote of all Voting Members present in person or who cast ballots at the annual meeting. Proxies shall not be used for voting for Directors. The Voting Members for the Condominium Association and Villas Association may not also serve as directors on the Master Association Board of Directors. Voting Members are not prohibited from being members of the Board of Directors for their respective Neighborhood Associations.

3. The Articles of Incorporation shall be amended to alter the number of directors on the board and to allow the Voting members to alter the number upon a majority vote as follows:

10.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) directors nor more than seven (7) directors. Upon a majority vote of the Voting Members, the number of directors on the Board of Directors may be increased or decreased. Such vote to increase may be taken at any time, while a vote to decrease the existing number shall be taken at least thirty (30) days prior to the Annual Election. Directors ~~must need not~~ be members of the Association.

IN WITNESS WHEREOF, Palms at Weston Master Association, Inc., A Florida corporation not-for-profit, has caused these presents to be executed in its name by its President and its corporate seal affixed hereto, this \_\_\_\_ day of \_\_\_\_\_, 2009.

[CORPORATE SEAL]

WITNESS:

\_\_\_\_\_  
Witness Signature

Palms at Weston  
Master Association, Inc.

\_\_\_\_\_  
Witness Name Printed

BY: \_\_\_\_\_  
President

\_\_\_\_\_  
Witness Signature

ATTESTED: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Witness Name Printed

STATE OF FLORIDA                    )  
COUNTY OF \_\_\_\_\_            )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida, County of Broward, to take acknowledgments, personally appeared \_\_\_\_\_, President of the corporation named in the foregoing Amendment, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said Corporation and that the seal affixed is the true and corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
at Large

My Commission Exp.:

This instrument Prepared By:  
GARY M. MARS, ESQUIRE  
MARNIE DALE RAGAN, ESQUIRE  
Hyman, Spector & Mars, LLP  
27th Floor, Museum Tower  
150 West Flagler Street  
Miami, FL 33130



The date of each amendment(s) adoption: JULY 29, 2009  
(date of adoption is required)

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

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 9/15/09

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)

L. B. HERMAN  
(Typed or printed name of person signing)

President  
(Title of person signing)