

FILED
18 DEC -6 PM 4:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

November 27, 2018

GLORIA MORENSTEIN, CAM
PMG ASSET SERVICES, LLC
4651 SHERIDAN STREET STE 480
HOLLYWOOD, FL 33021

SUBJECT: WATERSTONE PROPERTY HOA, INC.
Ref. Number: N11000008624

We have received your document for WATERSTONE PROPERTY HOA, 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 date of adoption of each amendment must be included in the document.

Please check the appropriate box on the amendment form regarding the adoption of the amendment(s).

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

The name and title of the person signing the document must be noted beneath or opposite the signature.

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.

Shelia H Young
Regulatory Specialist II

Letter Number: 818A00024197

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Waterstone Property HOA, Inc.

DOCUMENT NUMBER: N11000008624

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

Please return all correspondence concerning this matter to the following:

Gloria Morenstein, CAM

(Name of Contact Person)

PMG Asset Services, LLC

(Firm/ Company)

4651 Sheridan Street Suite 480

(Address)

Hollywood, FL 33021

(City/ State and Zip Code)

gloriam@primegroupus.com

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

For further information concerning this matter, please call:

Gloria Morenstein

954

624-4731

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:

☐ \$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

Articles of Amendment
to
Articles of Incorporation
of

Waterstone Property HOA, Inc.

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

N11000008624

(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:

(Principal office address MUST BE A STREET ADDRESS)

N/A

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

N/A

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:

(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.

N/A

Signature of New Registered Agent, if changing

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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)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input checked="" type="checkbox"/> Change	<u>Presiden</u>	<u>Gary Zeiders</u>	<u>2726 Bella Vista Drive</u>
<input type="checkbox"/> Add			<u>Davenport, FL 33897</u>
<input type="checkbox"/> Remove			
2) <input checked="" type="checkbox"/> Change	<u>Vice Pre</u>	<u>Daniel Metz</u>	<u>2984 Bella Vista Drive</u>
<input type="checkbox"/> Add			<u>Davenport, FL 33897</u>
<input type="checkbox"/> Remove			
3) <input checked="" type="checkbox"/> Change	<u>Sec/Trea</u>	<u>Kyle Peavley</u>	<u>2286 Bella Vista Drive</u>
<input type="checkbox"/> Add			<u>Davenport, FL 33897</u>
<input type="checkbox"/> Remove			
4) <input type="checkbox"/> Change			
<input type="checkbox"/> Add			
<input type="checkbox"/> Remove			
5) <input type="checkbox"/> Change			
<input type="checkbox"/> Add			
<input type="checkbox"/> Remove			
6) <input type="checkbox"/> Change			
<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)

N/A

The date of each amendment(s) adoption: 11/6/18, if other than the date this document was signed.

Effective date if applicable: 11/6/18
(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 12/6/18

Signature [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)

Alicia Angelo
(Typed & printed name of person signing)

Vice-President
(Title of person signing)



Minutes of Waterstone Property HOA, Inc. Turnover Meeting

November 6, 2018

1. The meeting was called to order at 6:05 PM
2. Proof of Notice having been sent, an affidavit was turned in.
3. Establishment of a quorum

Jeff Cooperman, Attorney for the Developer initially chaired the meeting. He announced that in the future, in accordance with the HOA Documents, a quorum is made up of 20% of the voting members. For the purposes of this meeting, in accordance with the Docs, the Developer being present establishes a quorum. Jeff Cooperman submitted his proxy for the developer.

4. Nominations for the Board of Directors

Jeff Cooperman asked for a show of hands from anyone who wanted to run for the Board of Directors. Dan Metz, Gary Zeiders and Kyle Peavley raised their hands. Each was given 2 minutes to speak. Following there was a unanimous vote to accept the three Directors.

5. The Annual Meeting was adjourned at 6:14 PM.

Minutes of the Organizational Meeting of the Board of Directors

1. The Meeting was called to order at 6:17 PM
2. Proof of Notice having been sent, an affidavit was turned in.
3. Establishment of a Quorum – 3 of 3 are present, 2 are needed for a quorum

Jeff Cooperman warned about 2 of the three being together would constitute a quorum and a Board Meeting that was not noticed.

4. Election of Officers – the board elected the following:

President: Gary Zeiders

Vice President: Daniel Metz

Sec/Treasurer: Kyle Peavley

**TURNOVER AND ANNUAL MEETING OF WATERSTONE PROPERTY HOA, INC.
(THE "ASSOCIATION") AND ORGANIZATIONAL MEETING
OF THE NEW BOARD OF DIRECTORS**

NOVEMBER 6, 2018

AGENDA

TURNOVER MEETING

1. Call to Order
2. Proof of Notice of Meeting
3. Establishment of a Quorum
4. Nominations for the Board of Directors
5. Presentation by Candidates (2 minute time limit for each Candidate)
6. Election of Board of Directors
7. Selection of Inspectors and Counting of Ballots
8. Reading of Election Results
9. Information respecting Turnover of Materials from Developer to Owners
10. Adjournment

Immediately following the Turnover Meeting, an Organizational Meeting of the new Board of Directors will be convened.

BOARD OF DIRECTORS - ORGANIZATIONAL MEETING

1. Call to Order
2. Proof of Notice of Meeting
3. Establishment of a Quorum
4. Election of Officers
5. Delivery of Turnover Materials
6. Execution of Turnover Receipt
7. New Business
8. Adjournment

5. Delivery of Turnover Materials

Deeds to common area owned by the developer is not applicable.

Declaration, certified copy

By-Laws

Resignations of outgoing Board of Directors and Developer Proxy

Rules and Regulations are established by the Use Restrictions, discussion of how the Board can ammend

Financial Records

• Association Funds – New Signature cards were turned over for bank account

• Tangible Property of the Association – the books and records

• Copy of all Contracts

List of contractors

There are no employees of the association

Insurance Policies

Permits – N/A

Warranties – N/A

Roster – Sign-in sheet

6. Execution of Turnover Receipt

Jeff Cooperman stated that signing the receipt of documents does not confirm its accuracy, only that they have been received. Gary Zeiders signed the 3 copies as President.

7. New Business

Jeff Cooperman asked for any questions.

Rania Soliman, attorney for Gary & Rebecca Zeiders and Daniel and Patricia Metz, asked who the auditor was. Gloria Morenstein, the Property Manager will provide that information. Gloria Morenstein also turned over the new signature cards.

Gary Zeiders asked about the contract with Lexington Maintenance and termination of same. Gloria stated there is a 30 day notice requirement.

Is the Club Waterstone Account in the same bank? Yes, but they are segregated accounts.

PMG Asset Services will prepare the budget for 2019.

8. The meeting was adjourned at 6:52 PM.

Respectfully submitted:

Gloria Morenstein, CAM