

N24250

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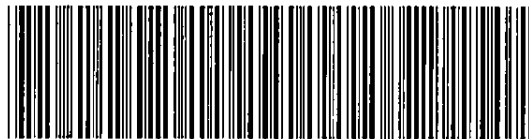
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KARINA N. SKEEL, OF COUNSEL



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CONSTRUCTION LAW

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September 6, 2024

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

RE: *Highlands Place Condominium Association, Inc.*
Document No. N24250

Dear Sir or Madam:

We represent the Highlands Place Condominium Association, Inc. Enclosed is the completed Cover Letter and the Articles of Incorporation for our client, including the amendment and the Association's Check No. 30839 payable to the Florida Department of State in the amount of \$43.75, which represents the filing and certified copy fee.

Please provide me 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. Thank you for your assistance.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'Lisa', written over a horizontal line.

LISA A. MAGILL

LAM/slb
Enclosure

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Highlands Place Condominium Association, Inc.

DOCUMENT NUMBER: 751158 224250

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

Please return all correspondence concerning this matter to the following:

LISA A. MAGILL, 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)

LMAGILL@KBRLEGAL.COM

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

For further information concerning this matter, please call:

LISA A. MAGILL, 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

This instrument was prepared by:
KAYE BENDER REMBAUM, P.L.
Lisa A. Magill, Esquire
1200 Park Central Boulevard South
Pompano Beach, Florida 33064

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM for
HIGHLANDS PLACE, A CONDOMINIUM
and, ARTICLES OF INCORPORATION AND BYLAWS OF
HIGHLANDS PLACE CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium for Highlands Place, A Condominium and Articles of Incorporation and Bylaws of Highlands Place Condominium Association, Inc., as recorded in Official Records Book 5612 at Page 657 of the Public Records of Palm Beach County, Florida were duly adopted in accordance with the governing documents at meetings held on June 27, 2023. Amendments to the Articles of Incorporation were approved unanimously by the board of directors; amendments to the Declaration and Bylaws were approved by the affirmative vote of at least seventy-five (75) percent of the members participating at the membership meeting held for this purpose.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of September, 2023,
at Palm Beach County, Florida.

Witness 1

Sign: [Signature]
Print: Fatimah Cooper

Highlands Place Condominium Association,
Inc.

Signed: [Signature]
David Stern, President

Print: DAVID I STERN

Witness 2

Sign: [Signature]
Print: Robert Pierre

Attest: [Signature]
Harold Siegel, Treasurer

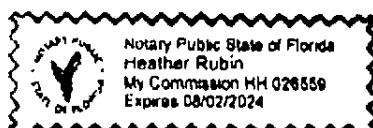
Print: H.A. SIEGEL, JR.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of September 2023, by David Stern as President and Harold Siegel, as Treasurer of Highlands Place Condominium Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and did take an oath.

My Commission Expires: 8/2/24

BY: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE



Heather Rubin
Printed Name of Notary Public

**AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
OF HIGHLANDS PLACE, A CONDOMINIUM and,
ARTICLES OF INCORPORATION AND BY-LAWS OF
HIGHLANDS PLACE CONDOMINIUM ASSOCIATION, INC.**

(Additions shown by "underlining",
deletions shown by ~~strikeout~~,
unaffected text indicated by "****")

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1. Amendment to Article XIV of the Articles of Incorporation:

An amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by the members of the Association owning a majority of the Units in the Condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or the acting chief executive officer in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days or later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each member written notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than fourteen (14) days nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his Post Office address as it appears on the records of the association, with postage thereon prepaid. Any member may, by written waiver of notice signed by such members, waive such notice, and such waiver when filed in the records of the Association, whether before, during or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member.

At such meeting the amendment or amendments proposed must be approved as follows:

(a) by not less than ~~a majority~~ sixty-five (65%) percent of the votes of ~~all of the~~ members of the Association represented at a meeting in person or by proxy at which a quorum thereof has been attained ~~and by not less than 66 2/3% of the entire Board of Directors, or~~

~~(b) by not less than 80% of the votes of all of the members of the Association represented at a meeting in person or by proxy at which a quorum has been attained, or~~

~~(b)~~ (c) by not less than 100% of the entire Board of Directors.

2. Corrective Amendment deleting the original Article XIV of the Articles of Incorporation (amended and renumbered in 2010):

~~XIV. The original By-Laws of the Association shall be adopted by a majority vote of the Subscribers to these Articles of Incorporation at a meeting at which a majority of the Subscribers~~

~~are present, and, thereafter, the By-Laws may be amended, altered or rescinded only by affirmative vote of two-thirds (2/3) of the votes entitled to be cast by members of the Association at a duly called and held meeting thereof.~~

3. ***Amendment to Article XIV, Section C. of the Declaration of Condominium:***

XIV. ALTERATIONS AND IMPROVEMENTS.

C. Alterations by the Association.

~~The Association shall not make any alteration of, addition to, or expansion of the Common Elements, unless the alteration, addition, or expansion has been approved by at least seventy-five percent (75%) of the Owners of Units which will be affected by the alteration, addition or expansion. The cost of such alterations, improvements and/or additions shall be a Common Expense of the Condominium. Except as may be provided elsewhere in this Declaration or by law to the contrary, there shall be no material alterations or substantial additions or improvements to the Common Elements or Association real property by the Association, except as authorized by the Board of Directors. Provided, however, that if any such alteration, improvement or addition requires or obligates the expenditure of Association funds in the amount of more than One Hundred Thousand (\$100,000.00) Dollars in the fiscal year in which the work is authorized, the Board shall obtain approval of sixty-five (65%) percent of the of the Unit Owners participating at a meeting at which a quorum has been attained. Approval may be expressed via vote, electronic vote, proxy, written agreement or any combination of the above. Necessary maintenance of the Common Elements or Association Property, regardless of the level of expenditure, is the responsibility of the Board of Directors.~~

4. ***Amendment to Article VII, Section C. of the Bylaws, as follows:***

VII. FISCAL MANAGEMENT.

C. A copy of the proposed annual budget shall be mailed to the affected Unit Owners not less than thirty (30) days prior to the meeting of the Board at which the budget will be considered, together with a notice of the time and place of that meeting. Such meeting of the Board shall be open to the Unit Owners. If a budget is adopted by the Board which requires assessment of the Unit Owners in any budget year exceeding 115% of such assessments for the preceding budget year, upon written application of ten percent (10%) of the Unit Owners a special meeting of the Unit Owners shall be held upon not less than ~~ten (10)~~ fourteen (14) days written notice to each Unit Owner but within ~~thirty (30)~~ twenty-one (21) days of the delivery of such application of the Board or any member thereof, at which special meeting Unit Owners may consider only and enact only a revision of the budget. Unit Owners may consider and adopt a substitute budget at the special meeting. ~~Any such revision of the Adoption of a substitute budget shall require a vote of not less than two-thirds (2/3) of the whole number of votes of all Unit Owners. The Board may in any event first propose a budget to the Unit Owners at any such meeting or by writing, and if such budget or proposed budget be approved by a majority of the whole number of votes of all Unit Owners, either at such meeting or by writing, such budget shall not~~

thereafter be reexamined by the Unit Owners in the manner hereinabove set forth. If there is not a quorum at the special meeting or a substitute budget is not adopted, the annual budget previously adopted by the board shall take effect as scheduled.

5. Amendment to Article X, Section C. of the Bylaws, as follows:

X. AMENDMENTS TO BY-LAWS.

C. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of the owners of ~~seventy-five~~ sixty-five percent (75%) (65%) of those Units which are represented in person or by proxy at any meeting at which a quorum is present and a copy of amendment or amendments to these By-Laws shall be transcribed by the President and Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Palm Beach County, Florida, ~~within fifteen (15) days from the date on which any amendment or amendments have been affirmatively approved by the Members.~~

REC'D
OFFICE OF STATE
TREASURER
PALM BEACH COUNTY, FL
JUN 14 2023 10:53