

N29717

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

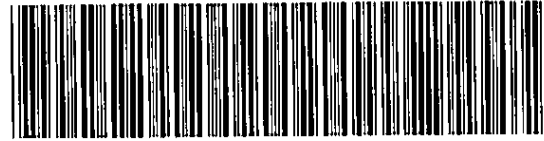
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12/01/2021

04/27/21 10:28:10

Amended  
&  
Restated



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 19, 2021

ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.  
8880 SO OCEAN DRIVE  
JENSEN BEACH, FL 34957

SUBJECT: ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION,  
INC.  
Ref. Number: N29717

We have received your document for ISLAND DUNES OCEANSIDE I  
CONDOMINIUM ASSOCIATION, INC.. However, the document has not been  
filed and is being returned for the following:

You failed to make the correction(s) requested in our previous letter.

Restated Articles of Incorporation should include the manner in which directors  
are to be elected or appointed. The restated articles may provide that the method  
of election of the directors is as stated in the bylaws.

PLEASE RESUBMIT THE FEE FOR \$35.00 WITH 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.

Susan Tallent  
Regulatory Specialist II

Letter Number: 821A00005866

RECEIVED  
2021 APR -9 PM 2:42  
SECRETARY OF STATE  
TALLAHASSEE, FL



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 12, 2021

ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.  
8880 SO. OCEAN DRIVE  
JENSEN BEACH, FL 34957

SUBJECT: ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION,  
INC.  
Ref. Number: N29717

We have received your document for ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC., however, upon receipt of your document no check was enclosed. Please return your **document** along with a **check** or **money order** made payable to the Department of State for \$35.00.

Restated Articles of Incorporation should include the manner in which directors are to be elected or appointed. The restated articles may provide that the method of election of the directors is as stated in the bylaws.

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.

Susan Tallent  
Regulatory Specialist II

Letter Number: 821A00003229

# ROSS EARLE BONAN & ENSOR, P.A.

ATTORNEYS AT LAW

DEBORAH L. ROSS\*  
DAVID B. EARLE +\*  
ELIZABETH P. BONAN\*  
JACOB E. ENSOR\*

ROYAL PALM FINANCIAL CENTER  
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789 SW FEDERAL HIGHWAY  
STUART, FLORIDA 34994  
(772) 287-1745

TRANSOCEAN BUILDING  
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1701 HIGHWAY A1A  
VERO BEACH, FLORIDA 32963  
(772) 563-9555

JOHN P. CARRIGAN\*  
SAMANTHA L. SIMPSON  
LAUREN A. CARROLL  
JESSE S. HORNBERGER

\*CERTIFIED CIRCUIT CIVIL MEDIATOR

BOARD CERTIFIED IN CONDOMINIUM\*  
& PLANNED DEVELOPMENT LAW

April 5, 2021

Amendments Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Amended and Restated Articles of Incorporation of Island Dunes Oceanside I Condominium Association, Inc.

Dear Sir or Madam:

Enclosed for filing are the Corrected Amended and Restated Articles of Incorporation of Island Dunes Oceanside I Condominium Association, Inc., together with the copy of the FDOS correction letter, a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. Also enclosed is check #23462 in the amount of \$35.00 to cover the filing fee.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to contact our office.

Sincerely,



Myra Laurent  
Paralegal to Elizabeth P. Bonan, Esq.  
Enclosures

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
ISLAND DUNES OCEANSIDE I  
CONDOMINIUM ASSOCIATION, INC.**

(A Florida Corporation Not For Profit)

The purpose of this Amended and Restated Articles of Incorporation is to continue the purposes of the Articles of Incorporation as originally filed with the Department of State on December 14, 1988 and amended on February 21, 1991.

I.

NAME OF CORPORATION

The name of this Corporation shall be "ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC." (hereinafter referred to as the "Condominium Association")

II.

PURPOSE

The purpose of the Condominium Association shall be to be the "Association," as said term is defined in the Florida Condominium Act, Florida Statutes, Chapter 718 (the "Condominium Act") as amended from time to time, for ISLAND DUNES OCEANSIDE CONDOMINIUM I (the "Condominium"), which Condominium is situate in St. Lucie County, Florida, and which Condominium was created by the recordation of a certain Declaration of Condominium of ISLAND DUNES OCEANSIDE CONDOMINIUM I (the "Declaration of Condominium"), and as such the Condominium Association shall operate the Condominium and perform all of the functions assigned to the Condominium Association by the Condominium Act and the Declaration of Condominium.

III.

POWERS

The Condominium Association shall have all of the common law and statutory powers of a corporation not for profit which are reasonably necessary to implement the purposes of the Association, including, but not limited to, the power to engage from time to time a manager or management firm or other agent to assist the Condominium Association in carrying out its duties and responsibilities.

IV.

MEMBERSHIP

The qualification of members of the Condominium Association (the "Members"), the manner of their admission to membership, the manner of the termination of such membership and voting by Members shall be as follows:

1. All owners of condominium units in the Condominium ("Units") shall be Members and no other persons or entities shall be entitled to membership in the Condominium Association.

2. Membership in the Condominium Association shall be established automatically and without further action upon the acquisition of ownership of fee title to or fee interest in a Unit, whether by conveyance, devise, or judicial decree, whereupon the membership in the Condominium Association of the prior owner of such Unit shall terminate automatically and without further action.

3. The share of a Member in the funds and assets of the Condominium Association and membership in the Condominium Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a Unit.

4. Voting by the Members in the affairs of the Condominium Association shall be in accordance with the provisions of the Declaration of Condominium and of the By-Laws of the Condominium Association (the "By-Laws") pertaining hereto.

V.

TERM

The term for which the Association is to exist shall be perpetual.

VI.

OFFICERS

The affairs of the Association shall be managed by a President, Vice President, Secretary, Treasurer and such other officers as may be authorized by the Board of Directors. Said officers shall be elected annually by the Board of Directors as provided in the By-Laws.

VII.

DIRECTORS

1. The affairs of the Association shall be directed by a Board of Directors. The number of Directors shall be five (5).

VIII.

INDEMNIFICATION

Every Director and every officer of the Condominium Association (and the Directors and/or officers as a group) shall be indemnified by the Condominium Association against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by or imposed upon him or them in connection with any proceeding or litigation or settlement in which he may become involved by reason of his being or having been a Director or officer of the Condominium Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board of Directors approves such settlement and authorizes reimbursement for the costs and expenses of the settlement as in the best interest of the Condominium Association, and in instances where a Director or officer admits or is adjudged guilty of gross misfeasance or malfeasance in the performance of his duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer may be entitled, whether by statute or common law.

IX.

BY-LAWS

The By-Laws may be altered, amended or rescinded by the affirmative vote of not less than a majority of the total votes of all Members cast at a regular or special meeting of the Membership and the affirmative approval of a majority of the Board of Directors at a regular or special meeting of the Board of Directors. The right to modify, amend or rescind may be restricted in the manner provided for in the By-Laws.

X.

REGISTERED OFFICE AND AGENT

The street address of the registered office of this Corporation shall be as designated by the Board of Directors from time to time, and the name of the registered agent of this Corporation shall be designated by the Board of Directors from time to time.

XI.

AMENDMENTS

1. Subject to the provisions of Article XI 2 hereof, these Articles of Incorporation may be amended at any meeting of the Members by the affirmative vote of two-thirds (2/3) of the total votes of all Members.

2. No amendment shall be made to these Articles of Incorporation which would in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration of Condominium.

These Amended and Restated Articles of Incorporation for Island Dunes Oceanside I Condominium Association, Inc., were approved by two-thirds (2/3) of the Members, which vote was sufficient for approval. Said approval occurred at the Members Meeting held on December 5, 2020.

The manner in which Directors are to be elected is stated in the Bylaws.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President and Secretary, and its corporate seal affixed on this 3/5<sup>th</sup> day of March, 2021.

WITNESSES AS TO PRESIDENT:

ISLAND DUNES OCEANSIDE I  
CONDOMINIUM ASSOCIATION, INC.

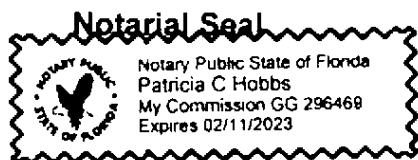
Martine Hobbs  
Print Name: Martine Hobbs

By: Len Amato, President

Ronald Malanowski  
Print Name: Ronald MALANOWSKI

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Len Amato, as President of Island Dunes Oceanside I Condominium Association, Inc., ☒ who is personally known to me, or ☐ who has produced \_\_\_\_\_ as identification on \_\_\_\_\_, 2021.



Patricia C. Hobbs  
Notary Public  
Print Name: Patricia C. Hobbs  
My Commission Expires: 02/11/2023

WITNESSES AS TO SECRETARY:

ISLAND DUNES OCEANSIDE I  
CONDOMINIUM ASSOCIATION, INC.

Martine Hobbs  
Print Name: Martine Hobbs

By: Douglas Fusillo, Secretary

Ronald Malanowski  
Print Name: Ronald MALANOWSKI

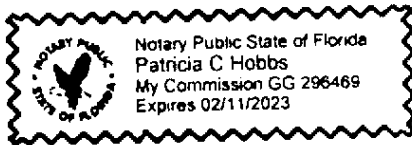


**CORPORATE  
SEAL**

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Douglas Fusillo, as Secretary of Island Dunes Oceanside I Condominium Association, Inc., ☒ who is personally known to me, or ☐ who has produced \_\_\_\_\_ as identification on \_\_\_\_\_, 2021.

**Notarial Seal**



Patricia C. Hobbs

Notary Public

Print Name: Patricia C. Hobbs

My Commission Expires: 02/11/2023