

N98 000000477

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600422725466

01/30/24 --U1016--016 ♦♦43.75

FILED  
2024 JAN 30 AM 11:06  
STATE  
OFFICE

AO

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** J.P.O. CONDOMINIUM ASSOCIATION, INC.  
\_\_\_\_\_

**DOCUMENT NUMBER:** N98000000477  
\_\_\_\_\_

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

Please return all correspondence concerning this matter to the following:

JENNIFER LEETE, FLORIDA REGISTERED PARALEGAL  
\_\_\_\_\_

(Name of Contact Person)

ARIAS BOSINGER, PLLC  
\_\_\_\_\_

(Firm/ Company)

280 W. CANTON AVE., STE. 330  
\_\_\_\_\_

(Address)

WINTER PARK, FL 32789  
\_\_\_\_\_

(City/ State and Zip Code)

JLEETE@ABLAWFL.COM  
\_\_\_\_\_

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

For further information concerning this matter, please call:

JENNIFER LEETE  
\_\_\_\_\_

407

636-2549

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 &<br>Certificate of Status | <input checked="" type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|--|--|--|--|

**Mailing Address**

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

**Street Address**

Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

FILED

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF  
J.P.O. CONDOMINIUM ASSOCIATION, INC.

RECORDED  
JAN 30 AM 11:06

Pursuant to the provisions of §617.1006, *Fla. Stat.*, J.P.O. CONDOMINIUM ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

**FIRST: Amendment adopted:**

Article 9, Section 9.1 of the Articles of Incorporation of J.P.O. Condominium Association, Inc. ("Articles of Incorporation") is hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~, omitted and unaltered provisions are indicated by ellipses):

[...]

**ARTICLE 9  
DIRECTORS**

[...]

9.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determine din the manner provided by the By-Laws, but which shall consist of not less than three (3) directors. Directors ~~need not~~ must be members of the Association ~~or residents of units in the Condominium.~~

[...]

**SECOND:** The date of adoption of the Amendment was the 16 day of NOV, 2023.

**THIRD: Adoption of Amendment:**

Article 12, Section 12.1 of the Articles of Incorporation, in effect prior to the adoption of the instant Amendment, provides that amendments to the Articles of Incorporation shall be adopted upon receiving the affirmative vote of a majority of the votes of members entitled to vote thereon.

The members of the corporation were entitled to vote on the Amendment. The members of the Association duly adopted this Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

[Remainder of page intentionally left blank.]

Signed, sealed and delivered  
in the presence of:

J.P.O. CONDOMINIUM  
ASSOCIATION, INC.

Rosa Carin  
(Sign - Witness 1)

Rosa Carin  
(Print - Witness 1)

Rebecca B. Grandry  
(Sign - Witness 2)

Rebecca B. Grandry  
(Print - Witness 2)

By: Jay D. Winer  
(Sign)

JAY D. WINER  
(Print)

President, J.P.O. Condominium  
Association, Inc.

Rosa Carin  
(Sign - Witness 1)

Rosa Carin  
(Print - Witness 1)

Rebecca B. Grandry  
(Sign - Witness 2)

Rebecca B. Grandry  
(Print - Witness 2)

Attest: Jerry Hobbs  
(Sign)

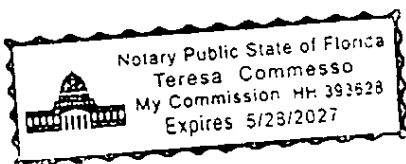
JERRY Hobbs  
(Print)

VICE President  
Secretary, J.P.O. Condominium  
Association, Inc.

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 3 day of Jan, 2024, by  
Jay Winer, as President, and Jerry Hobbs, as  
Secretary, of J.P.O. CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,  
on behalf of the corporation, who are ☒ personally known to me or who have ☐ produced  
as identification.

NOTARY PUBLIC



Teresa Commesso (Sign)

Teresa Commesso (Print)

State of Florida, At Large  
My Commission Expires: 5/28/27

**ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF  
J.P.O. CONDOMINIUM ASSOCIATION, INC.**

Pursuant to the provisions of §617.1006, *Fla. Stat.*, J.P.O. CONDOMINIUM ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

**FIRST:       Amendment adopted:**

Article 9, Section 9.1 of the Articles of Incorporation of J.P.O. Condominium Association, Inc. ("Articles of Incorporation") is hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~, omitted and unaltered provisions are indicated by ellipses):

[...]

**ARTICLE 9  
DIRECTORS**

[...]

9.1    Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determine din the manner provided by the By-Laws, but which shall consist of not less than three (3) directors. Directors ~~need not~~ must be members of the Association ~~or residents of units in the Condominium.~~

[...]

**SECOND:**   The date of adoption of the Amendment was the 16 day of Nov, 20 23.

**THIRD:       Adoption of Amendment:**

Article 12, Section 12.1 of the Articles of Incorporation, in effect prior to the adoption of the instant Amendment, provides that amendments to the Articles of Incorporation shall be adopted upon receiving the affirmative vote of a majority of the votes of members entitled to vote thereon.

The members of the corporation were entitled to vote on the Amendment. The members of the Association duly adopted this Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

[Remainder of page intentionally left blank.]

Signed, sealed and delivered  
in the presence of:

J.P.O. CONDOMINIUM  
ASSOCIATION, INC.

Rosa Carin  
(Sign - Witness 1)

Rosa Carin  
(Print - Witness 1)

Rebecca B. Grandry  
(Sign - Witness 2)

Rebecca B. Grandry  
(Print - Witness 2)

By: Jay D. Winer  
(Sign)

JAY D. WINER  
(Print)

President, J.P.O. Condominium  
Association, Inc.

Rosa Carin  
(Sign - Witness 1)

Rosa Carin  
(Print - Witness 1)

Rebecca B. Grandry  
(Sign - Witness 2)

Rebecca B. Grandry  
(Print - Witness 2)

Attest: Jerry Hobbs  
(Sign)

JERRY Hobbs  
(Print)

Vice President  
Secretary, J.P.O. Condominium  
Association, Inc.

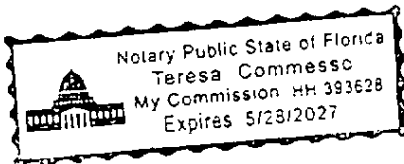
STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 3 day of Jan, 2024, by  
Jay Winer as President, and Jerry Hobbs as  
Secretary, of J.P.O. CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,  
on behalf of the corporation, who are ☒ personally known to me or who have ☐ produced  
as identification.

NOTARY PUBLIC

Teresa Commesso (Sign)

Teresa Commesso (Print)



State of Florida, At Large  
My Commission Expires: 5/28/27