

4/30/2015

66 2/3 vote

# State of Florida



Department of State

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015059716 4 PG(S)  
May 15, 2015 01:59:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



I certify the attached is a true and correct copy of the Articles of Amendment, filed on April 30, 2015, to Articles of Incorporation for THE VENICE AVENUE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 745181.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Seventh day of May, 2015



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
15 APR 30 AM 11:51

This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293

CERTIFICATE OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF  
THE VENICE AVENUE CONDOMINIUM ASSOCIATION, INC.

The Venice Avenue Condominium Association, Inc., its address being c/o Lighthouse Property Management, Inc., 530 US Hwy. 41 ByPass South, Ste. 18-B Venice, FL 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium for The Venice Avenue Condominium, a Condominium, is recorded in Official Record Book 1282, Page 129, et. seq., as amended, of the Public Records of Sarasota County, Florida. The following amendment to these Articles of Incorporation were approved by an affirmative vote of not less than seventy-five percent (75%) of the members present in person or by proxy at a duly convened members' meeting of the Association called and held on the 7<sup>th</sup> day of February, 2015, as required by the Articles of Incorporation.

**1. Article 10, Amendments, is hereby amended to read as follows:**

~~The Bylaws of this Association may be amended as provided for in the initial Bylaws. These Articles of Incorporation may be altered, amended or added to at any duly called meeting of the members of this Association provided that notice is given as provided in the initial Bylaws and that it contains a full statement of the proposed alteration, amendment or addition, and there is an affirmative vote of seventy-five (75%) percent of the members present in person or by proxy in favor of said alteration, amendment or addition. Thereupon, such amendment or amendments of the Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida and upon registration, a certified copy thereof shall be recorded in the Public Records of Sarasota County, Florida, within ten (10) days from the date on which the same are so registered.~~

Amendments. Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice. Notice of a proposed amendment's subject matter shall be included in the notice of any meeting at which a proposed amendment is to be considered.

2. Resolution. A resolution adopting a proposed amendment may be proposed either by the Board of Directors or by not less than fifty percent (50%) of the Association's members.

3. Vote. Members not present in person at the members' meeting considering the amendment, may express their vote by limited proxy, in writing, providing the proxy is delivered to the Secretary at, or prior to the meeting. An affirmative vote of not less than sixty-six and two-thirds percent (66 2/3rds%) of the members who cast a vote, in person or by proxy, at a properly called members' meeting, is required to effect the change to these Articles of Incorporation.

4. Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by two Association officers with all the formalities of a deed. A copy of each amendment shall be certified by the Secretary of the State of Florida. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
15 APR 30 AM 11:51

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President this 21<sup>st</sup> day of April, 2015.

ATTEST

THE VENICE AVENUE CONDOMINIUM  
ASSOCIATION, INC.

By: Joanne Eliopoulos  
Joanne Eliopoulos, Secretary

By: Gus Elias  
Gus Elias, President

WITNESSES:

Dennis C. Smith  
Printed Name: DENNIS C. SMITH

Lisa M. Martin  
Printed Name: Lisa M. Martin

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Gus Elias, as President and Joanne Eliopoulos, as Secretary, of The Venice Avenue Condominium Association, Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Articles of Incorporation on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Articles of Incorporation and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 21<sup>st</sup> day of April, 2015.

Lisa M. Martin  
Signature of Notary

Lisa M. Martin  
Printed Name of Notary

Notary Public  
Commission # FF 073110

15 APR 30 AM 11:51

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

My Commission Expires:



LISA M. MARTIN  
MY COMMISSION # FF 073110  
EXPIRES: December 30, 2017  
Bonded Thru Budget Notary Services

This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293



CERTIFICATE OF AMENDMENT  
TO THE  
BYLAWS  
OF  
THE VENICE AVENUE CONDOMINIUM ASSOCIATION, INC.

The Venice Avenue Condominium Association, Inc., its address being c/o Lighthouse Property Management, Inc., 530 US Hwy. 41 ByPass South, Ste. 18-B Venice, FL 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium for The Venice Avenue Condominium, a Condominium, is recorded in Official Record Book 1282, Page 129, et. seq., as amended, of the Public Records of Sarasota County, Florida. The following amendment to these Bylaws were approved by an affirmative vote of not less than seventy-five percent (75%) of the members present in person or by proxy at a duly convened members' meeting of the Association called and held on the 7<sup>th</sup> day of February, 2015, as required by the Bylaws.

**1. Article 6, Amendments, is hereby amended to read as follows:**

Amendments to these Bylaws shall be proposed and adopted in the following manner:

1. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any members' meeting notice at which a proposed amendment is to be considered.

~~2. Proposal and Adoption of Amendments. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. The amendment may be considered at any duly called meeting of the members and, upon an affirmative vote of seventy-five percent (75%) of the voting interests present in person or by proxy, shall be adopted. Said amendment shall become effective when properly recorded in the Public Records of Sarasota County, Florida.~~

2. Resolution. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than fifty (50%) percent of the Association's voting interest.

3. Adoption. These Bylaws can be amended, altered, or replaced only upon an affirmative vote of not less than sixty-six and two-thirds percent (66 2/3rds%) of the members who cast a vote, in person or by limited proxy, at a properly called members' meeting. Members not present in person at the members' meeting considering the amendment, may express their approval in writing, by limited proxy, provided their proxy vote is delivered to the Secretary prior to the members' meeting.

4. Amendments. All amendments shall be in the form prescribed by Section 718.112, Florida Statutes.

5. Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the Declaration and Bylaws, which certificate shall be executed by the Association's President or Vice-President and attested by the Secretary with the formalities of a deed. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of Sarasota County.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President this 21<sup>st</sup> day of April, 2015.

ATTEST

THE VENICE AVENUE CONDOMINIUM  
ASSOCIATION, INC.

By: Joanne Eliopoulos  
Joanne Eliopoulos, Secretary

By: Gus Elias  
Gus Elias, President

WITNESSES:

Dennis C. Smith  
Printed Name: DENNIS C. SMITH

Lisa M. Martin  
Printed Name: Lisa M. Martin

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Gus Elias, as President and Joanne Eliopoulos, as Secretary, of The Venice Avenue Condominium Association, Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Bylaws on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 21<sup>st</sup> day of April, 2015.

Lisa M. Martin  
Signature of Notary

Lisa M. Martin  
Printed Name of Notary

Notary Public  
Commission # FF 073110

My Commission Expires:



LISA M. MARTIN  
MY COMMISSION # FF 073110  
EXPIRES: December 30, 2017  
Bonded Thru Budget Notary Services

This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293



CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
OF  
THE VENICE AVENUE CONDOMINIUM, a Condominium

The Venice Avenue Condominium Association, Inc., its address being c/o Lighthouse Property Management, Inc., 530 US Hwy. 41 ByPass South, Ste. 18-B Venice, FL 34285, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium for The Venice Avenue Condominium, a Condominium, is recorded in Official Record Book 1282, Page 129, et. seq., as amended, of the Public Records of Sarasota County, Florida. The following amendment to this Declaration of Condominium were approved by an affirmative vote of not less than seventy-five percent (75%) of the members present in person or by proxy at a duly convened members' meeting of the Association called and held on the 7<sup>th</sup> day of February, 2015, as required by the Declaration of Condominium.

**1. Article 11, Amendment of Declaration, is hereby amended to read as follows:**

Amendment of Declaration

~~(A) Except as may otherwise be provided herein, this Declaration may be amended at any regular or special meeting of the Association called and noticed in accordance with its Bylaws, by an affirmative vote of seventy-five (75%) percent of the apartment unit owners present and voting.~~

(A) Amendments. Except as otherwise specifically provided herein, this Declaration of Condominium may be amended only in the manner hereinafter set forth.

(B) Notice. Notice of a proposed amendment's subject matter shall be included in the notice of any meeting at which a proposed amendment is to be considered.

(C) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by at least fifty percent (50%) of the membership.



(D) Vote. Members not present in person at the members' meeting considering the amendment may express their vote in writing, by limited proxy, providing such vote is delivered to the Secretary at or prior to the meeting. An affirmative vote of not less than sixty-six and two-thirds percent (66 2/3rds%) of those members who cast a vote, in person or by proxy, is required to effect the change to this Declaration.

(E) Limitation on Amendment. No amendment shall discriminate against any unit owner nor against any unit or class or groups of units unless the unit owners so affected shall consent.

~~(B)~~ (F) ~~Subsection A of this Article shall not apply to any~~ No amendment shall attempting to may change any condominium parcel, voting rights, percentages of sharing common expenses and owning common surplus, or any provisions contained herein pertaining to termination. In order to change any of the foregoing by amendment or otherwise, the affirmative vote of all unit owners, together with the joinder of all record owners of liens in the execution of such amendment shall be required.

(G) Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by two Association officers with all the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President this 21<sup>st</sup> day of April, 2015.

ATTEST

THE VENICE AVENUE CONDOMINIUM ASSOCIATION, INC.

By: Joanne Eliopoulos  
Joanne Eliopoulos, Secretary

By: Gus Elias  
Gus Elias, President

WITNESSES:

[Signature]  
Printed Name: DENNIS T. SMITH

[Signature]  
Printed Name: WISAM MARTIN

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Gus Elias, as President and Joanne Eliopoulos, as Secretary, of The Venice Avenue Condominium Association, Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Condominium on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of Condominium and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 21<sup>st</sup> day of April, 2015.

Lisa M. Martin  
Signature of Notary

Lisa M. Martin  
Printed Name of Notary

Notary Public  
Commission # FF 073110

My Commission Expires:



LISA M. MARTIN  
MY COMMISSION # FF 073110  
EXPIRES: December 30, 2017  
Bonded Thru Budget Notary Services