

May 31, 2024

Board of Directors
Kelly Greens Verandas Condominium Association, Inc.
c/o Coast Association Services, Inc.
1314 Cape Coral Pkwy. E, Unit 205
Cape Coral, FL 33904

**RE: *Original Certificate of Amendment to the Amended and Restated Bylaws of Kelly Greens
Verandas Condominium Association, Inc.
File No: 95752.001***

Dear Board of Directors:

Enclosed please find the original signed Certificate of Amendment to the Amended and Restated Bylaws for Kelly Greens Verandas Condominium Association, Inc. The Certificate of Amendment with exhibits were recorded on May 28, 2024, as instrument number 2024000150124 and you can inspect same in Lee County Official Records.

Very truly yours,



Alexander J. Menendez, Esq.

AJM/slo
Enclosures

This instrument prepared by:
Alexander J. Menendez, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
(239) 334-2195

CERTIFICATE OF AMENDMENT

Amended and Restated Bylaws of
Kelly Greens Verandas IV
Condominium Association Inc.

_____Space above line for recording_____

THE UNDERSIGNED, being the President and Secretary of **KELLY GREENS VERANDAS CONDOMINIUM IV ASSOCIATION, INC.**, a Florida corporation not-for-profit ("Association"), hereby certify that the amendment set forth below was approved by the Association's members, as evidenced by a written statement or ballot manifesting the intention that such amendment be adopted. The amendment was approved and adopted by the votes indicated for the purpose of amending the Amended and Restated Bylaws of Kelly Greens Verandas IV Condominium Association, Inc., which are recorded as Instrument Number 2006000091387 of the Public Records of Lee County, Florida. The original By-Laws of Kelly Greens Verandas Condominium IV Association, Inc., were recorded in Official Records Book 2051, Page 2845 *et cet.* of the Public Records of Lee County, Florida. The Declaration of Condominium of Kelly Greens Verandas Condominium IV was recorded in Official Records Book 2051, Page 2806 *et cet.* of the Public Records of Lee County, Florida, and the Amended and Restated Declaration of Condominium of Kelly Greens Verandas IV, a Condominium is recorded as Instrument Number 2006000091387 of the Public Records of Lee County, Florida. The following amendment was approved by the affirmative vote of at least two thirds (2/3rds) of the voting interests of the Association present in person or by proxy and voting at a dully called and noticed membership meeting for the purpose.

NOW THEREFORE, IT IS

RESOLVED, that the Amended and Restated Bylaws of Kelly Greens Verandas IV Condominium Association, Inc., be, and hereby are, amended, and the amendment is adopted in the form attached hereto as Exhibit "I" and made a part hereof; and

FURTHER RESOLVED, that the Association's officers are hereby instructed and authorized to cause the aforementioned amendment to be filed of public record, together with this Certificate of Amendment.

Dated this 7 day of MAY, 2024.

WITNESS 1

Sign: [Signature]
Print: Jennifer Hoagland
Address: 1314 Cape Coral Pkwy, #205
Cape Coral, FL 33904

WITNESS 2

Sign: [Signature]
Print: Debra Tackett
Address: 1314 Cape Coral Pkwy E
Cape Coral FL 33904

KELLY GREENS VERANDAS
CONDOMINIUM IV ASSOCIATION, INC.

Sign: [Signature]
Print: Ron BENNINGA
Title: President

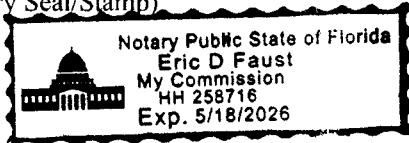
ATTEST:

Sign: [Signature]
Print: Michael Goldsmith
Title: Secretary

STATE OF FL
COUNTY OF Lee

THE FOREGOING INSTRUMENT was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20 day of May, 2024, by Ron Benninga, as President of KELLY GREENS VERANDAS CONDOMINIUM IV ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation, who (check one): is personally known to me OR ☒ produced DRIVERS LICENSE B552-730-55-339-0 as identification.

(Notary Seal/Stamp)

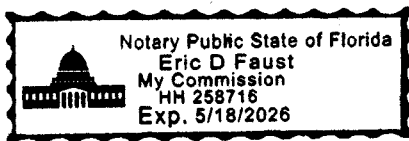


Notary Public – State of Florida
Sign: [Signature]
Print: ERIC D FAUST
My Commission Expires: 5/18/2026

STATE OF FL
COUNTY OF Lee

THE FOREGOING INSTRUMENT was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9 day of May, 2024, by Michael Goldsmith as Secretary of KELLY GREENS VERANDAS CONDOMINIUM IV ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation, who (check one): is personally known to me OR ☒ produced DRIVER'S LICENSE G432-5506-0034 IL as identification.

(Notary Seal/Stamp)



Notary Public – State of Florida
Sign: [Signature]
Print: ERIC FAUST
My Commission Expires: 5/18/2026

**AMENDMENT TO THE
AMENDED AND RESTATED BYLAWS OF
KELLY GREENS VERANDAS IV CONDOMINIUM ASSOCIATION, INC.**

Section 3.1 of the Amended and Restated Bylaws of Kelly Greens Verandas IV Condominium Association, Inc. shall be amended as follows. Language to be added is underlined and language to be deleted is ~~struck through~~. All other provisions shall remain unchanged.

* * * * *

3.1 Number and Terms of Service. The number of Directors which shall constitute the whole Board of Directors shall be three (3). ~~Each director shall be entitled to serve for a term of one (1) year and until his/her successor is duly elected.~~ The Directors shall be elected for two (2) year terms, and the terms of the Directors shall be staggered. A Director's term shall end automatically at the annual meeting at which the Director's successor is duly elected or deemed to have been elected if the number of vacancies equals or exceeds the number of candidates. To establish staggered terms and to maintain a staggered directorate, commencing with the annual meeting and election held in the year 2025, all three (3) seats on the Board will be open for election. The candidate who receives the greatest number of votes shall serve for a two (2) year term. The candidates who are elected with the fewest number of votes shall serve for one (1) year terms. If there is a tie between candidates with the fewest number of votes or if there are only three (3) candidates for the election held at the annual meeting for 2025, then the Directors who will serve one (1) year terms shall be determined by drawing lots. Thereafter, commencing with the annual meeting and election held in the year 2026, when the one-year terms have expired, all Directors shall be elected for two (2) year terms. The intention of this Section 3.1 is to create a system of staggered terms, with an odd number of Directors being elected in every odd-numbered year and an even number of directors being elected in every even-numbered year. Each Director may stand for reelection, unless prohibited by law.

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