



RETURN TO:  
Lanny Howe  
321 Sheffield N  
CENTURY VILLAGE  
WEST PALM BEACH, FL 33417

CFN 20120086592  
OR BK 25051 PG 1919  
RECORDED 03/05/2012 14:31:30  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1919 - 1923; (5pgs)

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
SHEFFIELD N CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Sheffield N Condominium has been duly recorded in the Public Records of Palm Beach County, Florida, in Official Records Book 2050, at Page 985; and

WHEREAS, the Bylaws for Sheffield N Condominium are attached as an Exhibit thereto; and

WHEREAS, at a duly called and noticed meeting of the membership of Sheffield N Condominium Association, Inc., a Florida not-for-profit corporation, held on February \_\_, 2012, the aforementioned Declaration of Condominium was amended pursuant to the provisions of said Declaration and Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Declaration and Bylaws are a true and correct copy the the amendments as amended by the membership.

**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OF  
SHEFFIELD N CONDOMINIUM**

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

**ITEM 1. Article XI of the Declaration "PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS" is amended as follows:**

**A. SALE OR RENTAL OF UNITS – Association to Have First Right of Refusal.**

In no event may any person or entity (except for the Association acquiring a unit in any manner, or an institutional mortgagee acquiring a unit through foreclosure or deed in lieu of foreclosure) own or have any ownership interest (legal or equitable) in more than two (2) units in the Condominium, including, without limitation, individually, jointly or as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a unit.

We hereby certify that this amendment was approved by in excess of 50 % vote of the Membership or 50 % of those present in person or represented by proxy (a quorum being present) at a duly called meeting on Feb. 19, 2002.

Sheffield N Condominium Association, Inc.

By: Lawrence N. Howe, President

Attest: Ann E. Conroy, Secretary

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2002, by Lawrence Howe, President, and Ann Conroy Secretary. Both are ~~personally known to me and~~ ☒ did or ☒ did not take an oath. The President (please check one of the following) ☐ is personally known to me or ☒ has produced valid FL DL (type of identification) as identification and (please check one of the following) ☐ did or ☒ did not take an oath; the Secretary (please check one of the following) ☐ is personally known to me or ☒ has produced valid MA DL (type of identification) as identification and (please check one of the following) ☐ did or ☒ did not take an oath.

Thomas Hardy Notary Public  
Printed Notary Name

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Thomas J. Hardy  
Commission #DD892701  
Expires: MAY 25, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

# ANNUAL MEETING SHEFFIELD N CONDO ASSOCIATION FEBRUARY 19, 2012

( ) = Voting rights

Attending in person:

Lanny Howe (1), Richard Cole (1), Elaine Goldstein (1), Ron Hale (1), Ann & Tony Conroy (1), Eileen Slattery (1), Doris & Cliff Towle (1), Frances Hall (proxy from owner) (1), Terry French (proxy from owner) (1), Russell Artioli

Attending by Proxy:

Mary Ann Foster (2), James King (1), Mildred Birenberg (1), Linda Ward (1), Agnessa Yakubovich (1), John Townsend (1), Cliff Jasper (2)

Lanny Howe opened the meeting at 11:00 a.m. It was determined that there were enough owners present in person and by proxy to proceed with the meeting.

Minutes of last year's annual meeting were distributed and accepted.

A moment of silence was observed for Jack Slattery, John Savisky and Ethel Hutto, who all passed away during the last year.

Lanny stated that we needed to elect the board for the association, vote on the amendment and go over the finances.

Lanny let everyone know that Cliff Jasper, who could not come down this year, wanted to step down from the board due to his health. Lanny noted with thanks that Cliff served on the board for many years. He did a good deal of physical work during his earlier years. In his later years, unable to help physically and often at home in Kentucky, he remained a faithful board member, giving his wise counsel, which was greatly appreciated by the board. Ron Hale was voted in to take Cliff Jasper's place on the board, and the remainder of the 2011 board was reelected.

The 2012 board members are (alphabetically): Richard Cole; Ann Conroy; Josef Drzewiecki; Elaine Goldstein; Ronald Hale; Lanny Howe; Eileen Slattery.

The amendment to limit ownership to a maximum of 2 units was read and voted on. The amendment was approved and will be recorded and made part of our Condominium Bylaws. There were a total of 18 votes with 17 yes votes and 1 no vote.

Lanny discussed the Gallagher P.M. 2011 Income and Expense report (copies were given to everyone). Due to the UCO switch in insurance companies from Plastridge to Brown & Brown, we saved \$8891.16. This was used to help pay for the extensive 2011 concrete repairs and to help meet the shortfall due to there having been two non-paying owners in 2011 instead of only one.

Lanny also discussed the 2012 budget (copies were given to everyone with notes on the changes). For the sake of clarity, the former category Legal Services was divided into two categories, Bad Debt (to cover owner nonpayment of dues) and Legal Services (to cover attorney fees and expenses).

Gallagher P.M. was our management company in 2010 and 2011. By signing on for 2012, 2013 and 2014, the 2010-11 rate applies through 2012. In 2013 there will be a 3% increase, which will hold through 2014. The contract can be dissolved at any time by giving 30 days notice in writing.

Lanny said that our finances are in good shape. Distributed copies of the end-of-the-year Mackinac Savings account show that our reserves are climbing. We discussed the concrete work, done by Angelo Lista, and the painting, done by Mid South Painting. There were increases made in the 2012 budget for more to be put in the Reserve roof, painting and contingency funds.

The middle stairwell, which was in the worst condition of all our concrete elements and almost had to be closed, was repaired first. There was a sufficient surplus in the Laundry Fund (Regions Bank) to pay for this work. The other concrete work was paid for out of the Miscellaneous Fund and (as noted above) from the insurance surplus. The walkways ended up needing a second coat, so the total spent for painting was about \$6000.

We discussed the fact that Ethel Hutto's unit was now owned by the foreclosing bank and that the bank should have begun paying the condo dues effective December 1, 2011. Our attorney is following up on this.

John Savisky's unit (#325), which was bequeathed to his two sons upon

John's death, was sold to someone who plans to re-hab it and re-sell it. His unit was never in arrears on condo dues.

Our association is in the process of foreclosing on Grace Aurelia's unit (#326) and should be at the end of that process very shortly.

Lanny once again reminded people that the storage rooms need to be cleaned out and that anything in there without a sticker will be thrown out. Ron Hale agreed to head up this effort. Eileen Slattery and Doris Towle offered their assistance.

We will be planning another barbeque this year sometime toward the end of March.

Elaine Goldstein stated that the painters did a good job and everyone agreed.

Lanny thanked everyone for their cooperation.

The meeting was adjourned at 11:45.

Respectfully submitted,

Ann Conroy, Secretary  
Sheffield N Condo Association

