

RETURN TO:
Carolyn S. Cole
338 Sheffield N
CENTURY VILLAGE
WEST PALM BEACH, FL 33417

CFN 20140128922
OR BK 26720 PG 0827
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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
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**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, to 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 28th, 2014, the aforementioned Declaration of Condominium was amended pursuant to the provision of said Declaration and Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration and Bylaws is a true and correct copy of the amendment 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 by "...")

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

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

No unit may be rented or leased for a thirty-six (36) month period following the closing date of the sale of that 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 28, 2014.

Sheffield N Condominium Association, Inc.

By: Carolyn Sue Cole, President

Attest: Ann E. Conroy, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of April, 2014, by Carolyn Sue Cole President, and Ann E. Rogers Conroy^{ml} 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 Fl. Driver License (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 Mass Driver License (type of identification) as identification and (please check one of the following) ☐ did or ☒ did not take an oath.

Marilyn Lanflisi, Notary Public
Marilyn Lanflisi, Printed Notary Name

My Commission Expires 12/29/2017



MARILYN LANFLISI
MY COMMISSION # FF 074912
EXPIRES: December 29, 2017
Bonded Thru Budget Notary Services

ANNUAL MEETING - SHEFFIELD N CONDO ASSOCIATION

February 28, 2014 - () = VOTING RIGHTS

ATTENDING IN PERSON: CAROLYN SUE COLE (1), JOSEF DRZEWIECKI (2), TONY & ANN CONROY (1), EILEEN SLATTERY (1), ELAINE GOLDSTEIN (1), DANIE MARZIGLIANO (2), LANNY HOWE (1), JIM KING (1), CLIFF & DORIS TOWLE (1), PHYLLIS GLICK (1), CARLA JASPER (1)

ATTENDING BY PROXY: LOUIE BOOK (1), JOHN TOWNSEND (1), GAYLE SHAIN (1), ALEX YAKUBOVICH (1), VERSIE FITZGERALD (1), SANDRA BRIDGES (1), BARBARA ALPERS (1), BENJAMIN & CHRISTINE CAMPFIELD (1)

IT WAS DETERMINED THAT A QUORUM WAS PRESENT IN PERSON AND BY PROXY.

SUE COLE, OUR PRESIDENT OPENED THE MEETING AT 10:35 A.M. SUE THANKED LANNY HOWE FOR HIS MANY YEARS SERVING AS PRESIDENT OF SHEFFIELD N AND FOR DOING A TERRIFIC JOB. LANNY THANKED SUE AND SAID THAT WE ALL APPRECIATE SUE AND ALL THE HARD WORK SHE HAS BEEN DOING DURING THIS PAST DIFFICULT YEAR WITH ALL THE CONDOS THAT HAVE SOLD AND OR BEEN RENTED.

SUE WELCOMED ALL THE NEW OWNERS AND RENTERS TO SHEFFIELD N.

NEW OWNERS, PHYLLIS GLICK, GAYLE SHAIN (in Chicago right now), AND JOHN LUCANTONI (not present), AND NEW RENTERS, RANDY MALCOLM, PRESENT AT MEETING, JACK SHULMAN, BRUCE TRIPP AND STEVE GEISLMAN. "WELCOME TO SHEFFIELD N". SUE LET EVERYONE KNOW THAT UNIT 339 IS FOR SALE FOR \$10,000.

MINUTES FROM LAST YEAR'S ANNUAL MEETING WERE PASSED OUT TO EVERYONE AND ACCEPTED.

NO ELECTION IS NECESSARY AS WE HAVE 6 OWNERS WILLING TO SERVE ON THE BOARD. THE 2014 BOARD WILL BE CAROLYN SUE COLE, JOSEF DRZEWIECKI, ANN CONROY, ELAINE GOLDSTEIN, EILEEN SLATTERY AND DANIE MARZIGLIANO.

COPIES OF BUDGET FOR 2014, PROFIT AND LOSS, ALONG WITH COPIES OF BALANCES IN OPERATION ACCOUNT, RESERVE/CONTINGENCY, AND LAUNDRY ACCOUNTS WERE PASSED OUT TO ALL.

FIRST ORDER OF BUSINESS WAS TO VOTE ON THE PROPOSED AMENDMENT WHICH WOULD "DETER THE PURCHASE OF UNITS," WHEREAS NO UNIT MAY BE RENTED OR LEASED FOR A THIRTY-SIX MONTH PERIOD FOLLOWING THE CLOSING DATE OF THE SALE OF THAT UNIT. " LANNY READ THE AMENDMENT TO EVERYONE AND SUE ASKED IF EVERYONE UNDERSTOOD IT AND IF THERE WERE ANY QUESTIONS BEFORE WE VOTED ON IT. IT WAS ALSO STATED THAT ALL OWNERS WHO PRESENTLY OWN THEIR UNITS ARE "GRANDFATHERED IN" AND THAT THIS PROPOSED CHANGE WOULD ONLY INVOLVE NEW SALES/NEW OWNERS.

BY A SHOW OF HANDS THE VOTE WAS TAKEN AND THE PROXIES WERE COUNTED.

THE VOTE IN PERSON : YES 11, NO - 2

THE VOTE BY PROXY : YES - 4, NO - 4

TOTAL IN PERSON/PROXY YES - 15, NO - 6 (21 TOTAL VOTES)

THE AMENDMENT WAS PASSED AND WILL BE RECORDED.

THERE WERE 4 OWNERS REPRESENTING A TOTAL OF 5 VOTES WHO DID NOT RESPOND TO THE PROXY OR COME TO THE MEETING.

AFTER VOTING, SUE WENT OVER THE PROFIT & LOSS AND BUDGET, ASKING IF THERE WERE ANY QUESTIONS. SUE ALSO EXPLAINED THAT THE CATEGORY OF "BAD DEBT" WAS REMOVED FROM THE 2014 BUDGET AS VOTED BY THE BOARD. SINCE FOR NOW, JUST ABOUT EVERYONE IS CURRENT WITH THEIR FEES, THE BOARD FELT THAT WE DO NOT NEED TO FUND THAT CATEGORY THIS YEAR. WE WERE ABLE TO KEEP FEES DOWN THIS YEAR BY REMOVING THE CATEGORY. CARLA JASPER ASKED WHAT "BAD DEBT" MEANT. IT WAS EXPLAINED THAT IN

THE PAST FEW YEARS WE HAD 2 UNITS WHO WERE NOT PAYING THEIR CONDO FEES AND THAT WE HAD TO ESTABLISH THAT CATEGORY TO COVER THE FEES BEING LOST. BOTH CONDOS WERE EVENTUALLY FORECLOSED UPON, ONE BY THE ASSOCIATION AND ONE BY A BANK, A VERY LENGTHY PROCESS FOR BOTH UNITS.

SUE ALSO EXPLAINED THE LAST PAGE IN THE HANDOUT, A NOTE FROM GALLAGHER WHICH SHOWED INCREASES IN INSURANCE AND UCO FEES. WATER, SEWER AND ELECTRIC HAD BEEN REVIEWED AND REMAINED THE SAME, ALSO NO INCREASE IN TRASH DISPOSAL. SUE ASKED IF ANYONE HAD ANY QUESTIONS BEFORE MOVING ON TO OTHER MATTERS. THERE WERE NO QUESTIONS.

WE TALKED AND EVERYONE AGREED THAT IT WOULD BE A GOOD IDEA TO GET SOME TREES TO SHADE THE PATIO AREA AND TO IMPROVE THE LOOK OF OUR PATIO. SUE WILL LOOK INTO GETTING PRICES.

SUE TOLD EVERYONE THAT ONE DRYER WAS FIXED AND THAT WE WERE TOLD THAT THE OTHER DRYER WASN'T GETTING ENOUGH VOLTAGE AND WOULD REQUIRE AN ELECTRICIAN TO FIX. AN ELECTRICIAN HAS BEEN CALLED, DO NOT USE THAT DRYER UNTIL IT IS FIXED. SUE ASKED EVERYONE TO CALL A BOARD MEMBER WHEN THERE IS A PROBLEM, JUST PUTTING A NOTE ON THE MACHINE AND NOT CALLING ANYONE, WILL CAUSE A DELAY IN GETTING THE MACHINES FIXED.

SUE THANKED JOSEF FOR THE MANY THINGS HE IS ALWAYS DOING TO HELP OUT THE ASSOCIATION AND ALSO THANKED JIM KING FOR HIS HELP.

DORIS ASKED A QUESTION ABOUT WHO VOTES FOR OUR BUILDING AT UCO ELECTIONS. IT WAS EXPLAINED THAT OUR BUILDING HAS ONE VOTE AND IT WOULD BE THE PRESIDENT WHO WOULD VOTE OR OUR DESIGNATED ALTERNATE, LANNY HOWE. LANNY IS GOOD ABOUT ATTENDING A LOT OF THE MEETINGS FOR US.

SUE ADJOURNED THE MEETING AT 11:10a.m.

RESPECTFULLY SUBMITTED,

ANN CONROY, SECRETARY, SHEFFIELD N

