

This instrument prepared by/return to:
Peters & Peters, Attorneys at Law, P.A.
10400 Griffin Road, #108
Cooper City, Florida 33328

CERTIFICATE OF AMENDMENT TO
THE BYLAWS OF
BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC.

WHEREAS, BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC., is a Florida not-for-profit corporation responsible for the maintenance, management, and operation of the real property subject to the Declaration of Covenants and Restrictions for Boca Isles South Property Owners' Association, Inc., recorded in Official Records Book 8343, at Page 44, of the Public Records of Palm Beach County, Florida.

WHEREAS, the attached Amendment to the By-Laws of BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC., was adopted in accordance with the governing documents at the Annual Meeting of the Membership, at which a quorum was obtained, on January 23, 2025;

NOW THEREFORE, BE IT RESOLVED that Article V of the By-Laws of BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC., is amended as set forth on the Amendment sheet appended hereto.

IN WITNESS WHEREOF, I, the duly authorized officer of BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC., have affixed my hand this 11th day of February, 2025.

WITNESSES:

Sign [Signature]
Print FRANK OLIVA

Sign [Signature]
Print Alexander Kantakousin III

BOCA ISLES SOUTH PROPERTY
OWNERS' ASSOCIATION, INC.

By: [Signature]
Nicole Smith, President

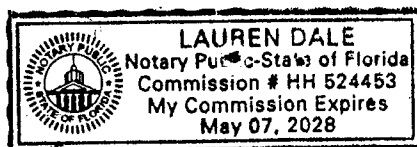
Attest: [Signature]

Print/Title: Nicole Smith / President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 11th day of February 2025, by Nicole Smith, President of BOCA ISLES SOUTH PROPERTY OWNERS' ASSOCIATION, INC, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

[Signature]
NOTARY PUBLIC



**AMENDMENT TO THE BY-LAWS
OF
BOCA ISLES SOUTH PROPERTY OWNERS ASSOCIATION, INC.**

(Please note: Additions are indicated by underlining, deletions by “-----“, and unaffected language by “. . . .”)

.

**ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS**

.

~~**Section 2. Nomination.** Any homeowner who in accordance with section 1 above qualifies, may nominate themselves and or any individual for election as Director. To be elected, the individual must meet the criteria in Article IV Section 2.~~

~~**Section 3. Election.** Election to the Board shall be by secret written ballot, unless waived unanimously by all homeowners present at the meeting. Only qualified homeowners as defined in Section 1 above shall have the right to vote. Qualified homeowners may choose to vote by limited proxy. The individual(s) who receive the largest number of votes shall be elected. Cumulative voting is not permitted.~~

Section 2. Election Procedure. Elections for the Board of Directors shall comply with the following provisions:

A. Annual Meeting / Election Date

The election of the Board of Directors shall take place at the annual meeting of the Association. The date, time, and location of the meeting shall be determined by the Board and noticed to all unit owners in accordance with these Bylaws and applicable law.

B. Notice of Election

First Notice: The Association shall mail or deliver a written notice of the annual meeting and election to all unit owners at least sixty (60) days prior to the election date.

Second Notice: Not less than fourteen (14) days or more thirty-four (34) days before the date of the election, the Association shall mail or deliver a second notice of the election to all unit owners. The second notice shall include the following: (a) An agenda for the Annual Meeting / Election; (b) A ballot listing the names of all qualified candidates in alphabetical order; (c) Candidate information sheets, if submitted; and (d) instructions for voting and returning the ballot.

C. Qualification of Candidates

Any eligible owner desiring to run for the Board must submit a written Notice of Intent to the Association at least forty (40) days before the election date. An owner desiring to be a candidate for board membership must be eligible, as defined in s. 720.306(9)(b), Florida Statutes, to be a candidate to

serve on the board of directors at the time for the deadline for submitting a notice of intent to run in order to have his or her name listed as a proper candidate on the ballot or to serve on the board. No nominations will be taken from the floor.

Each candidate may submit a one-page information sheet describing their qualifications and background. This information sheet must be submitted to the Association at least thirty-five (35) days before the election and shall be included with the second notice to unit owners. The Association is not liable for the contents of the information sheets prepared by the candidates.

D. Voting Procedure

Elections shall be conducted by secret written ballot, in accordance with Section 718.112(2)(d), Florida Statutes. Proxies may not be used in electing the board in general elections or elections to fill vacancies caused by recall, resignation, or otherwise.

Each ballot must be placed in a sealed inner envelope. The inner envelope must then be placed in an outer envelope, which must include the name, unit number, and signature of the voter for verification purposes.

Owners may not authorize any other person to vote his or her ballot, and any ballots improperly cast are invalid.

Ballots may be returned by mail or delivered in person at the election meeting.

E. Election Meeting and Ballot Counting

Ballots shall be secured and may not be changed or withdrawn once the ballot is submitted. Ballots shall be opened and counted publicly at the election meeting, in accordance with Chapter 718, Florida Statutes and applicable provisions of the Florida Administrative Code.

A quorum of members is not required for the election; however, at least twenty percent (20%) of the eligible unit owners must cast ballots for the election to proceed.

Directors shall be elected by plurality vote. The candidates receiving the highest number of votes shall fill the available positions.

F. Uncontested Elections

If the number of candidates is equal to or less than the number of board vacancies, an election is not required, and such candidates shall automatically assume their positions on the Board at the Annual Meeting.

G. Additional Provisions

This election process shall comply with all provisions of Chapter 718, Florida Statutes (2024), and any rules promulgated by the Division of Florida Condominiums, Timeshares, and Mobile Homes. Any conflict between these Bylaws and applicable law shall be resolved in favor of compliance with the law.