

## **BY-LAWS OF CRYSTAL COURT RECREATION, INC.**

### **ARTICLE 1 - DESIGNATION**

**CRYSTAL COURT RECREATION, INC.** is a Non-profit corporation, registered under Charter Number H28296 on November 1, 1984.

### **ARTICLE 2 - PURPOSE**

The corporation is organized for the purpose of conducting any lawful business.

### **ARTICLE 2.1 - BY LAWS CONFLICT**

Whenever a conflict arises between the language of the By-Laws and the Articles of Incorporation, the Articles of Incorporation shall govern.

### **ARTICLE 3 - OFFICE**

The principal office of the Corporation is established and maintained at 1400 N. 12<sup>th</sup> Court, Hollywood, Florida 33019.

### **ARTICLE 4 - SHARES**

The Corporation is authorized to issue 276 shares of stock. To become a shareholder, a purchaser of stock must own a condominium unit located at Crystal Court Condominium. The maximum amount of shares that can be purchased by a person or entity is equal to the total number of condominium units they own at Crystal Court Condominium. Shares can be purchased from the corporation, at a price to be determined by the Board of Directors.

### **ARTICLE 5 - SHARE TRANSFER**

In order to be a shareholder, you must own a condominium unit located at Crystal Court Condominium. Upon selling your unit at Crystal Court Condominium, any and all of your rights, title and interest in your share(s) of stock is deemed automatically transferred to the new owner of the condominium unit. However, this rule does not automatically apply to those shareholders who are selling their unit at Crystal Court Condominium and are purchasing another unit at Crystal Court Condominium. In such a scenario, the shareholder is entitled to retain ownership of the stock only if he is purchasing a unit without a share. It is the express intention of this provision that non unit owners cannot be shareholders and that there be made available, a share for each unit. The Board of Directors have the authority to disapprove transfers of shares if all recreation hall fees are not current.

## **ARTICLE 5.1 - CERTIFICATES**

The shares of the corporation shall be represented by Certificates. They shall be numbered and entered in the books of the corporation as they are issued. They shall exhibit the holder's name and the number of shares and shall be signed by the President or the Vice President and the Secretary or the Treasurer and shall bear the corporate seal.

## **ARTICLE 5.2 - LOST CERTIFICATE**

The Board may issue a replacement certificate in place of any certificate formerly issued by the Corporation, alleged to have been lost or destroyed, upon the making of an affidavit of that fact by the person claiming the certificate to be lost or destroyed.

## **ARTICLE 6 - BOARD OF DIRECTORS**

The Affairs of the corporation shall be conducted by a Board of Directors composed of seven persons. The organizational meeting of a newly elected Board of Directors of the corporation shall be within ten (10) days of their election at such time and place as shall be fixed by the Directors at the meeting at which they were elected and no further notice of the organizational meeting shall be necessary provided a quorum shall be present.

## **ARTICLE 7 - ELECTION and VOTING**

All candidates for the Board of Directors must be a resident of Crystal Court Condominium for the prior twelve months. In addition, the candidate must be a shareholder and be in good standing. Each shareholder is entitled to the number of votes equal to the number of director positions being voted upon. There shall be no cumulative voting. Voting for directors shall occur in the same manner as provided under the Florida Condominium Act.

## **ARTICLE 8 - POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

The Board of Directors shall have the power and duties necessary for the proper administration of the affairs of Crystal Court Recreation, Inc., including but not limited to the power to employ, dismiss, and control the personnel necessary for the maintenance and operation of Crystal Court Recreation, including the right and power to employ attorneys, accountants, contractors, and other professional help as the need arises. The Board of Directors shall have the power to do all such acts and things as are not prohibited by law or the articles of incorporation.

The Board of Directors shall have the power to determine a budget for the operation of the Crystal Court Recreation and to have said expenses for the Crystal Court Recreation paid for by the unit owners. The Board of Directors shall have the right to make reasonable rules and regulations regarding the use of Crystal Court Recreation Center. The Board of Directors shall have the right to determine shareholder dividends.

## **ARTICLE 9 - OFFICERS**

The principal officers of the corporation shall be a President, a Vice President, a Secretary, a Treasurer and an assistant Treasurer, all of whom shall be elected by the Board of Directors. One person may not hold more than one office, except that one person may be both Secretary and Treasurer. The President and Vice President shall be members of the Board of Directors. The Board of Directors may appoint Assistant Secretaries and Assistant Treasurers, and other such officers as the Board of Directors deems necessary.

The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors.

The officers of the Association shall hold office until their successors are chosen and qualify in their stead. Any officer may be removed at any time, with or without cause, by a majority vote of the Board of Directors. Vacancies shall be filled by the Board of Directors.

### **ARTICLE 9.1 - PRESIDENT**

The President shall be the Chief Executive Officer of the corporation and shall have the general powers and duties of supervision and management usually vested in the office of President of a corporation. He shall preside at all meetings of the Board of Directors or the shareholders. The President shall have general supervision, direction and control of the business of the Corporation. The President must be a Board member for at least one year prior to becoming President.

### **ARTICLE 9.2 - VICE PRESIDENT**

The Vice President shall perform all of the duties of the President in the absence or disability of the President, and such other duties as may be required of him from time to time by the Board of Directors of the Association.

### **ARTICLE 9.3 - SECRETARY**

The Secretary shall attend all meetings of the Board of Directors and share holders, record all votes and minutes of all proceedings in a book to be kept for that purpose, give notice of all Share holders meetings and special meetings of the Board of Directors. The Secretary shall keep in safe custody the seal of the corporation and affix it to any instrument when authorized by the Board of Directors. He shall also keep a list in alphabetical order of the names of the Shareholders entitled to vote, and keep all the documents and records of the corporation as required by law or otherwise in a proper and safe manner, and perform such other duties as may be prescribed by the Board of Directors, or assigned to him by the President.

## **ARTICLE 9.4 - TREASURER**

The Treasurer shall have the custody of the corporate funds and securities, keep full and accurate accounts of receipts and disbursements in the corporate books, deposit all money and other valuables in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors, disburse the funds of the corporation as may be ordered or authorized by the Board of Directors and preserve proper vouchers for such disbursements, render to the President and Board of Directors at the regular meetings of the Board of Directors, or whenever they require it, an account of all his transactions as treasurer and of the financial condition of the corporation, render a full financial report at the annual meeting of the share holders, and perform such other duties as given to him by these By-Laws or as from time to time are assigned to him by the Board of Directors or the President.

## **ARTICLE 9.5 - RESIGNATION**

Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary of the corporation. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board of Directors or such officer, and the acceptance of the resignation shall not be necessary to make it effective.

## **ARTICLE 10 - COMPENSATION**

Compensation shall be paid to each officer as voted by the majority of Share holders at a former Annual Meeting of shareholders. The President, the Vice-President the Secretary and the Assistant Treasurer will receive each for a full term (\$1,000.00) one thousand dollars. The Treasurer will receive \$1,500.00 one thousand and five hundred dollars for a full term. Any other officers appointed by the Board will receive each (500.00) five hundred dollars for a full term. In the case of a resignation of an officer, the compensation will be pro-rated.

## **ARTICLE 11 - BOARD OF DIRECTORS MEETINGS**

The Board of Directors Meetings shall be held at the principal office of the Corporation, which is located at 1400 North 12<sup>th</sup> Court, Hollywood, Florida 33019. The quorum for any Board of Directors Meeting shall be the majority.

## **ARTICLE 12 - SPECIAL MEETINGS**

Special Meetings of shareholders may be called by the Board of Directors, or at the written request of the majority of shareholders entitled to vote at such meeting. A special meeting called by the shareholders shall be called for a date not less than (21) twenty-one days, nor more than (45) forty-five days after the request is made. The secretary shall issue the call for the meeting. Any special meeting shall be held at the Recreation Center located at 1400 North 12<sup>th</sup> Court, Hollywood, Florida 33019.

### **ARTICLE 13 - FISCAL YEAR**

The fiscal year for the corporation shall begin the first day of January of each calendar year, and end on 31<sup>st</sup> of December of the same calendar year.

### **ARTICLE 14 - ANNUAL AUDIT**

An audit of the accounts of the corporation shall be made annually, by Certified Public Accountant and copies of the report shall be furnished to each Unit Owner

### **ARTICLE 15 - RECREATION MAINTENANCE FEE**

All Recreation Fee Payments are to be paid by the 10<sup>th</sup> Day of each month. Any payments made after the 10<sup>th</sup> day of the month shall be deemed late and subject to a \$10.00 late fee.

### **ARTICLE 16 - DELINQUENT FEE**

The Board of Directors has the power to place a lien against any unit wherein the unit owner is delinquent in payment of his maintenance fee. After the corporation has provided the unit owner with thirty (30) days advanced notice of its intention to foreclose upon the lien, the Corporation has a right to foreclosure on said property in the County or Circuit Courts of Broward County, Florida. In addition to the unpaid maintenance fee, the unit owner shall be responsible for the corporation's court costs and attorney's fees. The Board of Directors has the right to refuse the use of the pool or other recreation facilities to any delinquent unit owner if the maintenance fee is not paid.

### **ARTICLE 17- FIRE INSURANCE**

Crystal Court Recreation, Inc. will carry fire insurance with building value of at least (\$300,000.00) three hundred thousand dollars and a minimum of \$40,000.00 forty thousand dollars for the contents.

### **ARTICLE 17.1 - LIABILITY INSURANCE**

The amount of liability insurance should not be less than (\$1,000,000.00) one million dollars and an umbrella cover for another million. In addition, the corporation shall purchase director's and officer's liability insurance in an amount not less than one million (\$1,000,000.00) dollars.

## **ARTICLE 18 - CONTRACTS FOR LABOR, REPAIR AND/OR REPLACEMENT OF CORPORATE PROPERTY**

For required labor, repair or replacement of the corporate property, the Board of Directors shall obtain competitive bids consisting of at least three whenever possible. As a condition of awarding a contract, all contractors, subcontractors and/or maintenance or repair personnel shall furnish to the Board of Directors proper license requirements and proof of liability and worker's compensation insurance.

## **ARTICLE 19 - COMMITTEES**

The Board of Directors, by resolution, may designate one or more of its officers to one or more committees, which, to the extent provided in said resolution or these By-Laws, may exercise the powers of the Board of Directors in the management of the business of the corporation.

## **ARTICLE 20 - AMENDMENTS**

These By-Laws may be amended at any duly called meeting of the shareholders provided that:

- (A) Notice of the meeting shall contain a statement of the proposed amendment;
- (B) If the amendment has received the unanimous approval of the Board of Directors, then it shall be approved upon the affirmative vote of the voting members casting a majority of the total votes of the unit owners.
- (C) If the amendment has not been approved by the unanimous consent of the Board of Directors, then the amendment shall be approved by the affirmative vote of the voting members casting not less than three-fourths of the total votes of the unit owners.

## **ARTICLE 21 - SUBORDINATION OF CORPORATION'S INTEREST**

The Board of Directors of Directors shall not agree or execute any documents which subordinates the rights, title or interest of the corporation to any mortgagee or potential mortgagee.

## **ARTICLE 22 - USE OF RECREATION HALL**

The Board of Directors has the right to make reasonable rules and regulations regarding the use of the recreational facility. Said rules are to be published separately by the Board of Directors and distributed to the unit owners.

## ADOPTION AND RATIFICATION

The foregoing By-Laws are hereby adopted and ratified as the original By-Laws of Crystal Court Recreation, Inc., by the Board of Directors of Directors of Crystal Court Recreation, Inc., whose names appear below:

George Cipressi Pres.  
George Cipressi

Frank Magistrini V. PRES  
Frank Magistrini

Laurier Belanger SECRETARY  
Laurier Belanger

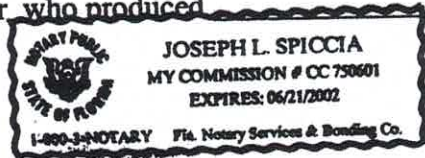
Dorothy Zimberg - Treasurer  
Dorothy Zimberg

Fred Aufiero DIR  
Fred Aufiero

Sworn and subscribed before me on this 29TH Day of DECEMBER

1999, by George Cipressi who is personally known by me or who produced

\_\_\_\_\_ As identification.



Joseph L. Spiccia  
Notary Public, State of Florida

JS



Sworn and subscribed before me on this 29TH Day of DECEMBER

1999, by Frank Magistrini who is personally known by me or who produced

As identification.

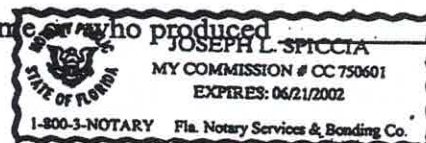


Joseph L. Spiccia  
Notary Public, State of Florida

Sworn and subscribed before me on this 29TH Day of DECEMBER

1999, by Laurier Belanger who is personally known by me or who produced

As identification.

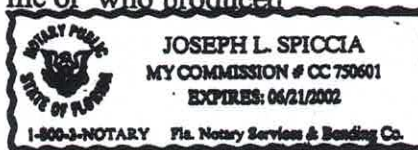


Joseph L. Spiccia  
Notary Public, State of Florida

Sworn and subscribed before me on this 29TH Day of DECEMBER

1999, by Dorothy Zimberg who is personally known by me or who produced

As identification.

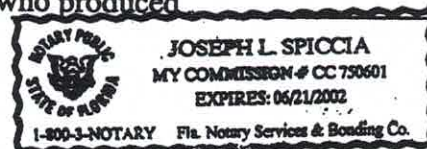


Joseph L. Spiccia  
Notary Public, State of Florida

Sworn and subscribed before me on this 29TH Day of DECEMBER

1999, by Fred Aufiero who is personally known by me or who produced

As identification.



Joseph L. Spiccia  
Notary Public, State of Florida



## AMENDMENT TO THE BY-LAWS FOR CRYSTAL COURT RECREATION, INC.

As used herein the following shall apply:

- a. Words in the text that are lined through (~~stricken out~~) indicate deletions from the present text.
- b. Words in the text which are underlined shall indicate additions to the present text.

### ARTICLE 10 - COMPENSATION

Compensation shall be paid to each officer as voted by the majority of Share holders at a former Annual Meeting of shareholders. The President, the Vice-President the Secretary and the Assistant Treasurer will receive each for a full term ~~(\$1,000.00) one thousand dollars~~ one thousand and five hundred dollars (\$1,500.00). The Treasurer will receive ~~\$1,500.00 one thousand and five hundred dollars~~ two thousand dollars (\$2,000.00) for a full term. Any other officers appointed by the Board will receive each ~~(500.00) five hundred dollars~~ one thousand dollars (\$1,000.00) for a full term. In the case of a resignation of an officer, the compensation will be pro-rated. Compensation may be adjusted by a majority of Shareholders at any meeting once per year in an amount not to exceed ten percent (10%) of the amount at that time.

EXHIBIT

A

## CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Condominium Association of Crystal Court Recreation, Inc., a Florida corporation not for profit, does hereby certify that the following resolutions were duly adopted by the Board of Directors, and at a meeting of the members when quorum was present, after due notice, and also were approved and adopted by the votes of at three-fourths (3/4ths) of the unit owners, and the majority of the Board of Directors, for the purpose of amending: the Bylaws of Crystal Court Recreation, Inc., as recorded in Official Records Book 30161, Page 1576, of the Official Records of Broward County, Florida.

See Exhibit "A"

**RESOLVED:** That the Crystal Court Recreation, Inc., Bylaws be and are hereby amended.

IN WITNESS, WHEREOF, the Association has hereunto signed and sealed this 12<sup>th</sup> day of November, 2008.

Signed, sealed and delivered  
In our presence as witnesses:

Alma Duppy  
Witness

CRYSTAL COURT RECREATION, INC, a Florida  
Not-for-Profit Corporation

By: Salvador Melillo  
President  
Crystal Court Recreation, Inc.  
1400 North 12<sup>th</sup> Court  
Hollywood, Florida 33019

Attest: Marilyn J. Rizzo  
Secretary  
Crystal Court Recreation, Inc.  
1400 North 12<sup>th</sup> Court  
Hollywood, Florida 33019

Enrico Fucco  
Witness

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was freely and voluntarily acknowledged before me by Gabe Melillo as President of Crystal Court Recreation, Inc., who is known to me personally or who produced \_\_\_\_\_ as identification and who took an oath, and by Marilyn J. Rizzo as Secretary of Condominium Association of Crystal Court Recreation, Inc., who is known to me personally or who produced \_\_\_\_\_ as identification and who did take an oath, to be the persons described in and who executed the foregoing instrument by authority of and on behalf of Crystal Court Recreation, Inc., a Florida corporation, not for profit, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal in Broward County, Florida this 12 day  
November, 2008

NOTARY PUBLIC-STATE OF FLORIDA  
Tess Spiccia  
Commission #DD776486  
Expires: APR. 07, 2012  
BONDED THIRD ATLANTIC BONDING CO., INC.

Signature of Notary Public State of Florida

Tess Spiccia

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