

DOCUMENT COVER PAGE

Type of Document: Certificate of Amendment to the Amended and Restated By-Laws of Oriole Condominium One Club, Inc.

Parties Involved: Oriole Condominium One Club, Inc.

Date: 7/29/2016

Reason: This Certificate of Amendment to the Amended and Restated By-Laws of ORIOLE CONDOMINIUM ONE CLUB, INC. is being re-recorded to correct a filing error in which the Amended By-Laws were not attached to the filed certificate recorded on April 11, 2016 for instrument number 113623186 of Broward County, Florida.

INSTR # 113623186 Page 1 of 2, Recorded 04/11/2016 at 04:03 PM
Broward County Commission, Deputy Clerk ERECORD

CERTIFICATE OF AMENDMENT TO
THE AMENDED AND RESTATED
BY-LAWS
OF

ORIOLE CONDOMINIUM ONE CLUB, INC.

The President and Secretary of ORIOLE CONDOMINIUM ONE CLUB, INC. make THIS CERTIFICATION OF AMENDMENT TO THE AMENDED AND RESTATED BY-LAWS OF ORIOLE CONDOMINIUM ONE CLUB, INC., this 14 day of March, 2016. ("Association")

WITNESSTH:

Whereas, the Association whose mailing address is 7777 Golf Circle Drive, Margate, Florida 33063, is the condominium association given responsibilities for the operation and maintenance of the Condominium under the Amended and Restated Declaration of Oriole Condominium One Club, Inc., as amended from time to time.

WHEREAS, Article 11.1 of the Amended and Restated by-laws provide that they may be amended by a majority vote of the Board of Directors.

NOW THEREFORE, the President and the Secretary of the Association hereby certify the following:

1. The Amended by-laws were read and unanimously approved at two regularly scheduled meetings as required by Article 11.1 of the By-laws.
2. The adoption of the amendment appears in the records of the Association.

IN WITNESS WHEREFORE, the undersigned have set their hand and seal on the day and the year first above written.

SIGNED, SEALED, AND DELIVERED

ORIOLE CONDOMINIUM
ONE CLUB, INC.

IN THE PRESENCE OF:

By [Signature]
President

CORPORATE SEAL

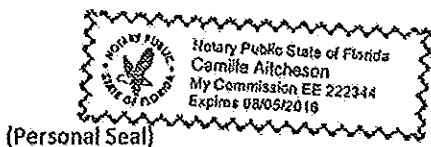


Printed Name: Dominique MINEAULT

State of: Florida
County of: Broward

Before me, Camille Aitchison on this day personally appeared mmeault Dominique known to me or proved to me on the oath of DL or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 7 day of April, 2016.



Camille Aitchison
NOTARY PUBLIC

ATTENDED: [Signature]
Secretary

Printed Name: JANE LANE

State of: Florida
County of: Broward

Before me, Camille Aitchison on this day personally appeared Jane Lane known to me or proved to me on the oath of DL or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 7 day of April, 2016.

(Personal Seal)

Camille Aitchison
NOTARY PUBLIC



ORIOLE CONDOMINIUM ONE CLUB INC. -- BYLAWS --
AMENDED
MARCH 14, 2016

PREAMBLE

Oriole Condominium One Club, Inc., in the city of Margate, County of Broward, authorizes its Board of Directors to establish reasonable regulations with respect to the administration of the Oriole Condominium One Club, Inc. Complex in accordance with its Articles of Incorporation and the laws of the state of Florida.

ARTICLE 1 -- NAME AND LOCATION

Sec. 1.1 This organization shall be called "Oriole Condominium One Club, Inc." and shall meet in the auditorium of the Oriole Condominium One Inc. Club House Building at 7777 Golf Circle Drive, Margate, FL 33063.

ARTICLE 2 -- MEETINGS

Sec 2.1 Meetings of the Oriole Condominium One Club, Inc. shall be held monthly on the second Wednesday of each month, except during the months of from May through October. A written notice shall be posted on the bulletin board of each building and posted on the Oriole Condominium One Club, Inc. ~~Television channel, website,~~ WWW.OGTPHASEONE.COM at least seven (7) days prior to the date of any regular or special meeting of the board.

Sec. 2.2 All meetings shall be open to all unit owners of Oriole Golf and Tennis Phase One to observe their representatives at work.

Sec. 2.3 Special meetings may be called by the President at any time and must be called by him/her upon written request of four (4) members from the Board of Directors representing four (4) building associations. The written notice shall be given to the President and Secretary of Oriole Condominium One Club, Inc. setting forth the purpose of the meeting. At least 48-forty-eight (48) hours notice shall be posted on all building bulletin boards, and the Oriole Condominium One Club ~~Television Channel, Inc. website,~~ WWW.OGTPHASEONE.COM.

Sec. 2.4 An additional November meeting will be called for Budgeting purposes only.

ARTICLE 3 -- BOARD OF DIRECTORS

Sec. 3.1 The Board of Directors shall have all the powers enumerated in Article IV of the Certificate of Incorporation of Oriole Condominium One Club, Inc.

Sec. 3.2 The Board of Directors of Oriole Condominium One Club, Inc. shall consist of two (2) Delegates and up to three (3) alternates from each building that is a member of the Oriole Condominium

One Club, Inc. The Delegates and alternates must be in good standing and current in all financial obligations to the Association and have board certification as per the State of Florida.

- Sec. 3.3 Each building shall submit in writing a list of their delegates and their alternates. Alternates shall be designated in numerical order. Only those persons whose names are submitted shall be entitled to vote. Lists are to be submitted by the President of each building and attested to by the Secretary; any changes are submitted in the same manner.
- Sec. 3.4 Each Director or his/her alternate shall be entitled to one vote for all matters decided by the Board of Directors.
- Sec. 3.5 Past Presidents of Oriole Condominium One Club, Inc. ~~shall~~ may be members of the Board of Directors without the right to vote. They shall not count towards the number of delegates and/or alternates from each building.
- Sec. 3.6 A quorum shall consist of a minimum of thirteen (13) duly elected directors ~~and~~ or their alternates of the Board of Directors.

ARTICLE 4 – RULES OF ORDER

- Sec. 4.1 Roberts Rule of Order (Revised Edition) shall govern any parliamentary provision not covered by the Articles and these Bylaws.
- Sec. 4.2 Order of Business shall be as follows:
1. Call to Order
 2. Roll call of Directors and Alternates
 3. Pledge to the Flag and Moment of Silence
 4. Reading of Minutes of previous meeting
 5. Presidents Report
 6. ~~Reading of Communications~~ Treasurers Report
 7. Committee and Club Reports
 8. Old Business
 9. New Business
 10. Good and Welfare
 11. Adjournment
- Sec. 4.3 The presiding officer may, at his or her discretion, depart from the regular order of business or dispense with any item as the occasion may require.
- Sec. 4.4 Directors wishing to discuss any matter will ask for the floor by raising a hand and upon recognition by the presiding officer shall give their name and building before addressing the membership.
- Sec. 4.5 All meetings shall be conducted with patience, dignity, consideration and decorum. Opinions of all Directors must be respected and the right of all to express themselves must be preserved.

ARTICLE 5 – ELECTION AND QUALIFICATIONS OF OFFICERS

- Sec. 5.1 The Board of Directors of this Corporation shall elect all the officers of this Corporation. The President shall be elected from among the membership of the Board. No other officer need be a current Director.
- Sec. 5.2 All ~~nominations~~ nominees for office of Oriole Condominium One Club, Inc. shall be made at ~~the regular scheduled meeting held in November~~ further nominations and elections shall be made at the December meeting of Oriole Condominium One Club, Inc. by November 5th in writing, submitted to the President, Secretary or the Management Office staff. After nominations for officers are made the names of all candidates for office and the office they are nominated for shall be posted on all bulletin boards of ~~the various associations~~ within one (1) week following the nominations. Further nominations and elections shall be made at the December meeting of Oriole Condominium One Club, Inc.
- Sec. 5.3 Election for contested offices shall be by closed ballot, and each Delegate or their alternate shall be entitled to one vote. The President shall appoint three (3) tellers to count ballots. These tellers shall not be an officer, Director or candidate. Any disputes as to procedure shall be decided by a vote of the Board of Directors. Elections shall be held at the December meeting.
- Sec. 5.4 A majority vote will elect. If on the third (3rd) ballot no majority is reached, all names except for the two highest shall be dropped.
- Sec. 5.5 Vacancy of any office shall be filled by an election at the next regular meeting by closed ballot. Nominations can be made from the floor at the meeting at which the vacancy becomes known and at the meeting that the election will be held. The President may appoint an individual to temporarily serve in the vacant position.
- Sec. 5.6 All officers are to take their office as of January 1st and are to be installed as soon as possible thereafter.
- Sec. 5.7 To qualify for election as an officer of this Corporation, actual and continued residence of a unit owner of Oriole Golf and Tennis Condo Phase One for at least five (5) months in each and every year shall be required. Candidates must also be financially in good standing with the Association. All candidates must also be board certified as per the State of Florida.

ARTICLE 6 – OFFICERS

- Sec. 6.1 Officers of Oriole Condominium One Club, Inc. shall consist of a President, one or more Vice Presidents, Secretary, Assistant Secretary, Treasurer and an Assistant Treasurer.
- Sec. 6.2 The President and Vice President must be from different buildings and have served at least one (1) term as a member of the Board of Directors of Oriole Condominium One Club, Inc.
- Sec. 6.3 Officers shall serve as long as they continue to be elected by the Board of Directors annually.
- Sec. 6.4 Any elected officer of the Corporation may be removed from office for willful malfeasance or misfeasance at any regular or special meeting called for that purpose upon presentation of written and signed charges being brought against him/her by twenty-five (25) percent of the

members of the Board of Directors. An officer so charged shall be notified in writing of such charges at least ten (10) days prior to this meeting and have a hearing before an appointed committee. At a meeting of the Oriole Condominium One Club, Inc., after discussions and debate, a motion to remove from office must be carried by a closed ballot of seventy-five (75) percent of the votes cast.

ARTICLE 7 – POWERS AND DUTIES OF OFFICERS

- Sec. 7.1 PRESIDENT – The president shall preside at all regular and special meetings, preserve order, maintain and enforce the Certificate of Incorporation and Bylaws of this Corporation, appoint all committees and committee chairman, and act as ex-officio member of all committees, see that all officers and members of the committees discharge their duties efficiently and faithfully. In ~~his~~ the absence, or in the event of ~~his disability~~ the President's inability to serve, the Vice President shall take over ~~his/her~~ responsibilities until ~~his/her~~ return to active duty. He/she is also responsible for making a complete report of his/her administration to the Board at the expiration of his/her term and perform such other duties as regularly pertain to his office.
- Sec. 7.2 VICE PRESIDENT – The Vice President shall serve as chairman of one or more of the standing committees and shall perform such other duties as prescribed by the President.
- Sec. 7.3 SECRETARY – The Secretary shall keep an accurate record of the proceedings of the Board, keep and take minutes of all regular and special Board meetings, maintain and keep a permanent file of all the records of the Corporation, and shall keep a separate record of all continuing resolutions including a reference to the meeting at which said resolution was passed.
- Sec. 7.4 ASSISTANT SECRETARY – Shall be available to take minutes of a meeting for the Secretary, at ~~their~~ his/her absence, and help the Secretary in whatever way possible.
- Sec. 7.5 TREASURER – The Treasurer shall receive and collect all monies due to the Corporation, and deposit same in a bank or banks designated by the Board, keep an accurate account of receipts and disbursements and report same in detail to the Board at its regular meetings, sign all checks together with the President and/or ~~Ass't~~ Assistant Treasurer, keep permanent records, allow ~~his/her~~ books and records to be checked and audited upon demand by the President or the Board of Directors, pay all utility bills and normal operating expenses as rendered, and pay all other obligations when approved by the President and committee chairman up to the amount of \$1,000.00.
- Sec. 7.6 ASSISTANT TREASURER – Shall be available to sign checks in the absence of the Treasurer, and assist the Treasurer in whatever way possible. When acting as Treasurer, he/she shall be bound by the same rules and regulations as the Treasurer ~~in~~ (Sec. 7.5).

ARTICLE 8 – EXECUTIVE COMMITTEE

- Sec. 8.1 The Executive Committee shall consist of all the Officers, Presidents of each building association member, and past Presidents of Oriole Condominium One Club, Inc.
- Sec. 8.2 The Executive Committee shall meet at the call of the President or upon written request of four (4) members of the Committee from at least three (3) buildings.
- Sec. 8.3 Notice of Executive Committee meetings shall be posted on the bulletin boards of all twelve (12) buildings and the Oriole Condominium One Club TV Channel website, WWW.OGTPHASEONE.COM, at least four (4) days in advance of the meeting.

ARTICLE 9 – COMMITTEES

- Sec. 9.1 The President shall appoint the following standing committees upon consultation with the Executive Committee:
 - A. Beautification
 - B. Budget
 - C. ~~Civic Affairs~~ (Blood bank Crime Watch Parking) Bylaws, and Uniform Rules and Regulations
 - D. ~~Bylaws, and Uniform Rules and Regulations~~ Insurance
 - E. Directory Maintenance
 - F. Entertainment Men's Club
 - G. Insurance Women's Club
 - H. Maintenance Starlighter's Club
 - I. ~~Publicity~~ TV Channel Shuffleboard Club
 - J. ~~Fines~~
 - K. ~~Men's Club~~
 - L. ~~Women's Club~~
 - M. ~~Starlighters Club~~
- Sec. 9.2 The President shall appoint the following committees on an as required basis.
 - A. Screening – A committee consisting of at least one Officer of Oriole Condominium One Club, Inc. and one Officer, Director or alternate from the building in which the unit for which a the "screening" is being conducted. The committee will review the buyer purchase or annual renter rental application, ~~the report from the independent background checking contractor~~ background check, and any and all other pertinent material. The committee should satisfy ~~it's self~~ itself that the Applicant has no criminal record. ~~The applicant's record reflects~~ committee is looking for stability in employment and residence. The Applicant ~~has~~ needs a Credit Score of ~~660~~ 700 or higher. The Applicant ~~has should have~~ no record of bankruptcy, ~~or foreclosure, or collections.~~ The Applicant has no record of collections. The application ~~indicates a satisfactory applicant needs an~~ income stream capable of meeting future maintenance or special assessments requirements. Approval or disapproval by the Building delegate of an application to purchase, lease, or occupy a unit shall be the binding decision ~~and the committee is not required to provide a reason for its decision.~~

B. Emergency Response Committee – A committee comprised of individuals who would assume community wide duties to facilitate coping with an unexpected event affecting one or more of the buildings. The committee would be vested with all the necessary temporary powers required to procure services or resources needed to cope with the situation.

C. Budget Committee – Shall be appointed by the President, consisting of the Treasurer, Assistant Treasurer, Management Company Controller, and three (3) members at large.

~~Sec. 9.3 A Budget Committee shall be appointed by the President consisting of the Treasurer, Assistant Treasurer, and all Oriole Condominium One Club, Inc. past presidents and three (3) members at large.~~

The Chairman of any committee or his/her representative shall have the right to personally speak on any resolution affecting the committee prior to a vote on such resolution.

~~Sec. 9.4 A Nominating Committee consisting of five (5) members shall be elected by the Board of Directors at a regular or special meeting held in October. Any unit owner can serve as a member of the nominating committee. They must accept the nomination in person to the Secretary or President.~~

All committee chairmen and members shall serve at the will of the President.

~~Sec. 9.5 The Chairman of any committee or his representative shall have the right to personally speak on any resolution affecting the committee prior to a vote on such resolution.~~

The President may appoint as chairman or members of the committees, unit owners who have knowledge and experience in the work involved.

~~Sec. 9.6 All committee chairmen and members shall serve at the will of the President.~~

Clubs shall elect their own officers and establish and maintain their own budget, financial records, and tax number. Clubs shall enjoy the appropriate use of Oriole Golf and Tennis facilities without charge for such usage. All usage shall be scheduled in advance with the office, prior to public postings. Clubs shall be responsible for insuring that facilities used are cleaned after each use. Recognized clubs may choose to sponsor special or ongoing activities provided such activities are conducted as noted above, relative to notification and cleanup.

~~Sec. 9.7 The President may appoint as chairman or members of the committees, unit owners who have knowledge and experience in the work involved.~~

~~Sec. 9.8 Clubs shall elect their own officers and establish and maintain their own budget, financial records, and tax number. Clubs shall enjoy the appropriate use of Oriole Golf and Tennis facilities without charge for such usage. All usage shall be scheduled in advance with the office, prior to public postings. Clubs shall be responsible for insuring that facilities used are~~

~~cleaned after each use. Recognized clubs may choose to sponsor special or ongoing activities provided such activities are conducted as noted above, relative to notification and cleanup.~~

ARTICLE 10 – BUDGET AND FINANCE

- Sec. 10.1 The Budget Committee must submit a budget for the coming year at the first November meeting of the Oriole Condominium One Club, Inc., and it shall be approved at the second ~~November~~ December meeting. ~~Each Director~~ The President and Treasurer of each building shall receive a copy of the proposed budget on or before November ~~first~~ 1st.
- Sec. 10.2 All expenditures not provided for in the budget shall be referred to the budget committee for their consideration and recommendation.
- Sec. 10.3 The President must approve all authorizations to spend budgeted appropriations by committee chairmen.
- Sec. 10.4 All non-budgeted expenditures (~~budgeted or not~~) over \$1,000.00 must be approved by the Board of Directors of Oriole Condominium One Club, Inc.
- Sec. 10.5 No contracts in excess of five (5) years, no contracts with automatic renewal, no contract that provides for unspecified percentages of increase, and no contract that binds the Association to a successor provider will be entered into by the Association. All contracts require a vote of the Board of Directors.

ARTICLE 11 – AMENDMENTS

Sec. 11.1 A motion to amend these Bylaws may be made from the floor, at any regular meeting, by presenting in writing, the section and wording to be amended. ~~If carried by a majority vote of those present, the motion will then be presented to the membership at a special meeting called by the President, or at the next regular meeting.~~ the board approves, the committee should then work on drafting the amendment with the Association's legal counsel to ensure their enforceability. A vote on the proposed amendment should be taken at the next meeting. If passed by two-thirds [2/3] vote of the delegates present at the second meeting, the amendment shall become effective immediately.