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*BOARD CERTIFIED
REAL ESTATE ATTORNEY

February 7, 2025

Town Shores of Gulfport No. 211, Inc.
Mr. Don Rubin
3210 59th Street South
Gulfport, Florida 33707

RE: Town Shores of Gulfport No. 211, Inc., Jamison Building

Dear Mr. Rubin:

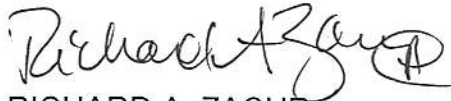
Enclosed please find the original recorded Amendments to By-Laws and Articles of Incorporation of Town Shores of Gulfport No. 211.

These documents have now been recorded pursuant to the requirements of Florida Statute Chapter 718 and the Association must forward copies of the Amendments to the By-Laws and the Articles of Incorporation to the unit owners so they may place the Amendments within their condominium documents for future reference.

Thank you for your cooperation.

Yours truly,

ZACUR & GRAHAM, P.A.



RICHARD A. ZACUR
RAZ/st
Enclosures

PREPARED BY AND SHOULD BE RETURNED TO:

RICHARD A. ZACUR, ESQUIRE

Zacur & Graham, P.A.

5200 Central Avenue

St. Petersburg, Florida 33707

Plats pertaining hereto are filed in Plat Book 16, Pages 54-56.

**AMENDMENTS TO BY-LAWS AND ARTICLES OF INCORPORATION OF
TOWN SHORES OF GULFPORT NO. 211, INC.**

WHEREAS, the Board of Directors and members of TOWN SHORES OF GULFPORT NO. 211, INC., hereinafter referred to as "Association," desires to amend the By-Laws and Articles of Incorporation for said association, which Declaration of Condominium, By-Laws and Articles of Incorporation have been filed and recorded in and for Pinellas County, Florida, within O.R. Book 4110, beginning with Page 1040, et seq.

WHEREAS, a meeting of the Board of Directors of the Association and said unit owners/members was duly called in accordance with the Declaration of Condominium, By-Laws and Articles of Incorporation, after proper notice was given to the unit owners/members.

WHEREAS, such meeting took place on December 12, 2024, there was present a quorum of Directors and a quorum of unit owners/members as defined and required by the Declaration of Condominium for said Association.

WHEREAS, after due consideration, of said proposed amendments, which amendments were proposed by resolution by said Directors, same were presented for a vote, and accepted by the required vote of the Board of Directors, and said amendments were approved by the vote of the required percentage of unit

owners/members according to the provisions of the By-Laws and Articles of Incorporation.

WHEREAS, that the Board of Directors and the owners/members have approved the Amendments to the By-Laws and Articles of Incorporation, said Amendments are hereinafter provided.

NOW THEREFORE, said By-Laws and Articles of Incorporation shall be hereby amended pursuant to the heretofore stated authority and requirements, which Amendments are to be provided within said By-Laws and Articles of Incorporation, and said Amendments are as follows:

1. Amendment to By-Laws

Article X. House Rules.

K. At no time shall more than eight (8) of the condominium units be rented in this building at the same time. The term "rental" shall mean all condominium units that pay money or services by other than the registered owner(s) for the use of the unit. The Board of Directors shall have the right and power, in its sole discretion, to temporarily exceed the eight (8) unit limit to meet extenuating, hardship circumstances, such as: deceased owners or long term illness. This restriction shall take effect upon being recorded in the county public records and shall apply to all leases entered into subsequent to the recording date. Any lease enforced at the date of recording shall continue in force until the expiration of its term. New leases presented to the Association for approval shall be registered, with the time and date of presentation, and the Board shall make a determination of when the eight (8) unit limit has been reached, reviewing applications on a first come, first serve basis, as reflected by the registration information on the Lease. Requests for rental approval which are received after eight (8) unit limit has been reached will be placed on a waiting list, in the order in which they are received, and will be considered for approval if and when the number of rentals falls below the eight (8) unit limit. In the event the eight (8) unit rental cap has been reached, upon the expiration of any current lease, the next person in line on the waiting list shall be given the opportunity to rent his/her condominium unit. All rentals shall be subject to the provisions of Paragraph 18 of the Declaration.

2. Amendment to By-Laws

Article II. DIRECTORS

Section 1. Number and Term: The number of Directors which shall constitute the whole Board shall not be less than five (5) nor more than seven (7). Until succeeded by Directors elected at the first annual meeting of members, Directors need not be members, thereafter all Directors shall be members. Within the limits above specified, the number of Directors shall be determined by the members at the annual meeting. The Directors shall be elected at the annual meeting of the members, and each Director shall be elected to serve for the term of ~~one (1) year~~ two (2) years, beginning 2026, or until his successor shall be elected or appointed and shall be qualified.

3. Amendment to Articles of Incorporation

VII. The business of the Corporation shall be conducted by a Board of Directors which shall consist of not less than five (5) members, as the same shall be provided for by the By-Laws of the Corporation. The members of the Board of Directors shall be elected every two (2) years annually by a majority vote of the members of the Corporation. The names and addresses of the first Board of Directors and Officers who shall serve as Directors and Officers, until the first election of Directors and Officers, are as follows:

Herman Geller	3135 59 th Street South Gulfport, Florida 33703	President and Director
Richard L. Chambers	2100 62 nd Avenue North St. Petersburg, Florida 33714	Vice President/ Treasurer and Director
Elsie Novak	3135 59 th Street South Gulfport, Florida 33714	Secretary and Director
Ruth Luter	8141 54 th Avenue North St. Petersburg, Florida	Director
Kurt T. Borowsky	2100 62 nd Avenue North St. Petersburg, Florida 33714	Director

The name and address of the Resident Agent for said Corporation is as follows:

Carl G. Parker 3835 Central Avenue

St. Petersburg, Florida 33713

RESOLVED, further, that said Amendments to the By-Laws and Articles of Incorporation of the Association is hereby adopted, approved and the Board of Directors shall have same recorded in the Public Records of Pinellas County, Florida.

TOWN SHORES OF GULFPORT
NO. 211, INC.

Susan Blankenship
Witness No. 1

BY: Nanci Hayes
President

Susan Blankenship
PRINTED NAME OF WITNESS

Nanci Hayes
PRINTED NAME OF PRESIDENT

Address: 3210 59th St S.

Susan Blankenship
Witness No. 2

By: Gretchen Kuhlman
Secretary

Susan Blankenship
PRINTED NAME OF WITNESS

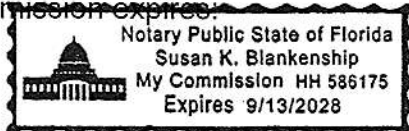
Gretchen Kuhlman
PRINTED NAME OF SECRETARY

Address: 3210 59th St S.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged via ☒ physical presence OR ☐ online notarizations, before me this 21st day of January, 2025, by Nanci Hayes, the President and Gretchen Kuhlman, the Secretary, who are personally known to me or who have produced _____ as identification and who did take an oath and depose and say that he/she executed the foregoing Amendment for the purposes therein expressed.

My commission expires:



Susan K. Blankenship
Notary Public
Susan K. Blankenship
Notary Name Typed/Printed

(Coding: Words in underscored type indicate additions and/or amendment from the original Declaration, By-Laws or Articles of Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)