

PREPARED BY:  
RICHARD D. DeBOEST II, ESQ.  
ATTORNEY AT LAW  
2030 McGregor Blvd.  
FORT MYERS, FL 33901  
Tel: (239) 333-2992

INSTR # 2009000300234, Pages 4  
Doc Type RES, Recorded 11/09/2009 at 03:04 PM,  
Charlie Green, Lee County Clerk of Circuit Court  
Rec. Fee \$35.50  
Deputy Clerk PSMITH  
#4

**CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION AND  
BYLAWS OF  
CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED being the President and Secretary of CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, do hereby certify that the attached Amendments to the Articles of Incorporation and Bylaws were duly approved, adopted and enacted by the affirmative vote of the proper percentage of voting interests in the Association at a members meeting called for that purpose for which proper notice was given and at which a quorum was present held on the 15<sup>th</sup> day of July, 2009. The Declaration of Condominium for Casa Ybel Beach and Racquet Club, Phase F, a Condominium was originally recorded in Official Record Book 1354, at Page 1039, et. seq., of the Public Records of Lee County, Florida. The Declaration of Condominium for Casa Ybel Beach and Racquet Club, Phase G, a Condominium was originally recorded in Official Record Book 1478, at Page 2171, et. seq., of the Public Records of Lee County, Florida. The Declaration of Condominium for Casa Ybel Beach and Racquet Club, Phase H, a Condominium was originally recorded in Official Record Book 13854, at Page 50, et. seq., of the Public Records of Lee County, Florida. Dated this 12<sup>th</sup> day of October 2009.

**WITNESSES:**

(Sign) 

(Print) John W. Demas

(Sign) 

(Print) SUSAN A. WALTER

**CASA YBEL BEACH AND RACQUET  
CLUB CONDOMINIUM ASSOCIATION,  
INC.**

**BY: Brenda A. Pommerenke  
President of the Association  
Brenda A. Pommerenke**

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October 2009 by BRENDA A. POMMERENKE as President of CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced NA as identification and did take an oath.

NOTARY PUBLIC:

Cynthia K. Glasenapp  
STATE OF FLORIDA (SEAL)

My Commission Expires: NOTARY PUBLIC-STATE OF FLORIDA



Cynthia K. Glasenapp  
Commission # DD811520  
Expires: SEP. 17, 2012  
BONDED THRU ATLANTIC BONDING CO, INC.

WITNESSES:

(Sign) [Signature]

(Print) John W. Demos

(Sign) [Signature]

(Print) SUSAN A. WALTER

CASA YBEL BEACH AND RACQUET  
CLUB CONDOMINIUM ASSOCIATION,  
INC.

BY: [Signature]  
Secretary of the Association  
LYNN L. PERKINS

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October 2009 by LYNN L. PERKINS as Secretary of CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced NA as identification and did take an oath.

NOTARY PUBLIC:

Cynthia K. Glasenapp  
STATE OF FLORIDA (SEAL)

My Commission Expires:



NOTARY PUBLIC-STATE OF FLORIDA  
Cynthia K. Glasenapp  
Commission # DD811520  
Expires: SEP. 17, 2012  
BONDED THRU ATLANTIC BONDING CO, INC.

**AMENDMENTS  
TO THE  
ARTICLES OF INCORPORATION AND BYLAWS OF CASA YBEL BEACH  
AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.  
PHASE F, PHASE G, PHASE H**

**Note: Words ~~stricken~~ are deletions; Words underlined are additions.**

AMENDMENT NO. 1 TO ARTICLES

ARTICLE VI

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors elected in 2009 and thereafter ~~subsequent to the first Board of Directors,~~ shall be elected at the annual meeting of the membership, for a term of ~~three~~ two years, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-Laws.

AMENDMENT NO. 2 TO BYLAWS

ARTICLE IV. DIRECTORS

Section 1. Number, Term, and Qualifications ~~and Term Limits:~~

(a) The affairs of the Association shall be governed by a Board of Directors composed of not less than three (3) nor more than seven (7) members elected by the membership. All Directors shall be members of the Association and shall ~~not~~ be disqualified as stated below. All officers of a Corporate Unit Owner shall be deemed to be members of the Association so as to qualify as a Director herein.

(b) In order to continue to provide for continuity of experience and in order to comply with Section 718.112(2) F.S. (2008) it is the intention of these Bylaws that a system of two year staggered terms be created and retroactively applied to the Directors elected at the annual meeting held in 2009 who shall be elected to serve terms of two (2) years each. Thereafter, as the terms of the Directors elected prior to 2009 under the previous three (3) year staggered term provision expire, all Directors shall be elected for terms of two (2) years each.

~~(b) Beginning with Directors elected in the year 2003 and after, Directors shall be elected for a term of three (3) years. The term shall extend from the annual meeting at which they are elected until the annual meeting three (3) years later unless they are disqualified, removed or resign as provided for~~

below.

~~(c) In order to transition from the present two (2) year terms to three (3) year terms the following procedure will apply:~~

- ~~1. At the annual meeting in 2001, two (2) Directors will be elected to a two (2) year term expiring in 2003.~~
- ~~2. At the annual meeting in 2002, five (5) Directors will be elected. The three (3) persons receiving the highest number of votes will be elected to a three (3) year term expiring in 2005. The two (2) persons with the next highest number of votes will be elected to a two (2) year term expiring in 2004.~~
- ~~3. After the annual meeting in 2003, all persons elected shall serve a three (3) year term.~~

~~(d) Beginning with those Directors elected to a three (3) year term in 2002, a person who has served two (2) consecutive terms on the Board of Directors shall not be eligible for re-election to the Board of Directors for one (1) year. Those people elected to two (2) year terms in 2001 and 2002 shall be eligible to serve one (1) consecutive three (3) year term and then will not be eligible for election to the Board of Directors for one (1) year.~~