

Prepared By and Return to:
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KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2004161841 04/20/2004 at 03:41 PM
OFF REC BK: 13514 PG: 1834-1836
DocType:CTF RECORDING: \$15.00

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF BEL-FOREST MANOR CONDOMINIUMS
AND TO THE BYLAWS OF
BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.**

This is to certify that at a duly called meeting of the members of Bel-Forest Manor Condominium Association, Inc. (the "Association") held on February 12, 2004, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendments to Section 6.1 and Section 10.06 of the Declaration of Condominium of Bel-Forest Manor Condominiums and the Amendment to Article V, Section 2 of the Bylaws of Bel-Forest Manor Condominium Association, Inc., attached hereto as Exhibit A, were duly adopted by the membership. The Declaration of Condominium for Bel-Forest Manor Condominiums was originally recorded in Official Records Book 4902, Page 484, and the Bylaws for BEL-Forest Manor Condominium Association, Inc. was originally recorded in Official Records Book 4902, Page 532, both of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC., has caused this instrument to be signed by its duly authorized officer on this ____ day of _____, 2004.

BEL-FOREST MANOR CONDOMINIUM
ASSOCIATION, INC.

Al Weinstein V.P.
Signature of Witness #1

Al Weinstein V.P.

Printed Name of Witness #1

ANTHONY BAKER

Signature of Witness #2

Anthony Baker PRES

Printed Name of Witness #2

By:

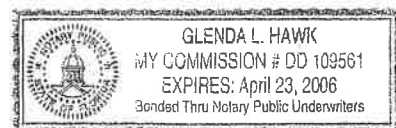
Walter Frank Osborne
Signature

Walter Frank Osborne PRES.
Printed Name and Title

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12th day of April, 2004, by Walter Frank Osborne as President of BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced id as identification.

Glenda L Hawk
Notary Public
My Commission Expires:



ADOPTED AMENDMENTS TO THE DECLARATION OF CONDOMINIUM
OF
BEL-FOREST MANOR CONDOMINIUMS
AND TO THE BYLAWS OF
BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.

The following are adopted amendments to the Declaration of Condominium of Bel-Forest Manor Condominiums, originally recorded at Official Records Book 4902, Page 484, and to the Bylaws of Bel-Forest Manor Condominium Association, Inc., originally recorded at Official Records Book 4902, Page 532, both of the Public Records of Pinellas County, Florida.

(New Wording Underlined; Deleted Wording ~~Stricken Through~~,
Except When Proposed Amendment Involves Substantial Rewording)

Item No. 1: Section 6.1 of the Declaration is hereby amended to read as follows:

6. Amendment of Declaration

6.01 This Declaration may be modified or amended by ~~complying with §718.110, Florida Statutes.~~ the affirmative vote of at least sixty percent (60%) of the voting membership, in person or by limited proxy, at a membership meeting called for this purpose. A copy of the proposed amendment, with a proxy form and notice of the meeting, is to be mailed to all voting members at least 14 days and not more than 60 days prior to the scheduled meeting.

Item No. 2: Section 10.06 of the Declaration is hereby amended to read as follows:

10. Sales, Rental, Lease or Transfer

* * *

10.06 If a corporate entity is the owner of a unit, the corporation must designate an individual who, along with his or her immediate family, will be the designated occupants of the unit. Such designation may be changed no more often than annually. The owner or the designated occupant will not be allowed to lease the unit or to have guests occupy the unit except in compliance with all rules and restrictions which apply to units owned by individuals. it may designate the occupants of the units as it desires and for such period of time as it desires without compliance with the provisions of this Article 10. The foregoing shall not be deemed an assignment or sub-leasing of a unit.

Item No. 3: Article V, Section 2 of the Bylaws is hereby amended to read as follows
(substantial rewording - see existing Bylaws for current text):

ARTICLE V. MEETINGS OF MEMBERSHIP

* * *

Section 2 - Annual Meeting. The annual meeting shall be held at such time and place as determined by the Board of Directors, with such meeting to take place within 13 months from the date of the preceding annual meeting.

END OF ADOPTED AMENDMENTS

PROPOSED AMENDMENTS TO DECLARATION OF CONDOMINIUM
OF
BEL-FOREST MANOR CONDOMINIUMS

The following are proposed amendments to the Declaration of Condominium of Bel-Forest Manor Condominiums, originally recorded at Official Records Book 4902, Page 484, Public Records of Pinellas County, Florida.

(New Wording Underlined; Deleted Wording ~~Stricken Through~~)

✓ Item No. 1: Section 6.1 is hereby amended to read as follows:

6. Amendment of Declaration

6.01 This Declaration may be modified or amended by two-thirds (2/3) of those members who vote in person or by proxy at a meeting, provided that a majority of the members must participate in order for such meeting to be valid, complying with §718.110, Florida Statutes.

Item No. 2: A new Section 14.04 has been added to read as follows:

14. Maintenance; Limitation Upon Improvement

* * *

14.04 Alterations to the common elements and limited common elements may be approved by a vote of two-thirds (2/3) of those members voting in person or by proxy at a meeting, provided that a majority of the members must participate in order for such meeting to be valid.

Item No. 3: Sections 10.03, 10.04 and 10.07 are hereby amended to read as follows:

10. Sales, Rental, Lease or Transfer

* * *

10.03 The Board of Directors of the Association, within ten five (105) business days after receiving such notice and such supplemental information as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or not consent to the transaction specified in said notice.

10.04 The consent of the Board of Directors of the Association shall be in writing, in proper recordable form, signed by two officers of the Association and shall be delivered to the appropriate parties purchaser or lessor. ~~Should the~~ The Board of Directors may notify the applicant that the application is still being considered. Otherwise, if the transfer is neither approved or disapproved within 10 business days, the Association shall be deemed to have approved of the transfer. ~~fail to act, as herein set forth, and within the time provided herein, the Board of Directors of the Association shall, nevertheless, thereafter prepare and deliver its written approval in proper recordable form, as aforesaid, and no~~ No conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors as herein set forth.

~~10.07~~ Anything in this Article 15 to the contrary notwithstanding, should any condominium unit or parcel at any time become subject to an institutional first mortgage, the holder thereof, upon becoming the owner of said condominium parcel through foreclosure, deed in lieu of foreclosure, or other means, and its immediate grantee shall have the unqualified right to sell, lease or otherwise transfer said unit, including the fee ownership thereof, without prior offer to the Board of Directors.

Item No. 4: Section 10.06 is hereby amended to read as follows:

10. Sales, Rental, Lease or Transfer

* * *

10.06 Only individuals may acquire an ownership or leasehold interest, provided that an individual may acquire an interest as trustee, or in some other representative capacity, for another individual. No transfers of ownership and no leases shall be allowed to corporations, partnerships or other such legal entities. Notwithstanding the provisions of this paragraph, sales or leases to corporations, partnerships or other such legal entities executed before the effective date of this amendment shall be permitted. In these cases of unit ownership or leasing by legal entities other than an individual, the legal entity unit owner shall designate an occupant to the Association in writing who, along with his family, shall be permitted residency. This designation may not be changed more often than annually. Any guests occupying units in the absence of the designated occupants must comply with such rules and regulations as are adopted by the Association from time to time. If a corporate entity is the owner of a unit, it may designate the occupants of the units as it desires and for such period of time as it desires without compliance with the provisions of this Article 10. The foregoing shall not be deemed an assignment for sub-leasing of a unit.

Item No. 5: Section 10.09 is hereby amended to read as follows:

10. Sales, Rental, Lease or Transfer

* * *

10.09 Notwithstanding anything contained herein to the contrary, no unit owner acquiring a unit after the effective date of this amendment shall be permitted to lease his unit to any person, persons, friend or other entity during the first year of ownership for a period of not less than three (3) months, for or without consideration. Additionally, no owner shall be permitted to lease his unit for a period of less than six (6) months, and no more than one lease per year will be allowed for any single unit. If any unit owner violates this section, the Association shall be permitted to take every legal remedy available to prevent such violation and the unit owner in violation of this section, regardless of whether he prevails, shall pay all costs and attorneys' fees that the Association may incur as a result of this litigation as a result of any litigation or arbitration proceedings, as well as in connection with demand letters and pre-litigation activity.

END OF PROPOSED AMENDMENTS

all

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC
MINUTES OF BUDGET ADOPTION MEETING OF THE BOARD OF DIRECTORS

NOVEMBER 12, 2009

The meeting was held on Thursday, November 12, 2009 in the conference room of the Dimmitt Community Center in the Town of Belleair.

President Terry Ogburn called the meeting to order at 6:58 PM.

Present were President Terry Ogburn, 1st Vice-President Ina Weinstein, 2nd Treasurer Hildy Ludy, Secretary, Adam Major, and Manager, Kathy Taylor of Holiday Isles.

Absent: None.

Notice of meeting was mailed on October 28, 2009 which included the proposed budget.

Financial report presented by Hildy Ludy.

No report of officers.

No report of committees.

No unfinished business.

New business:

Approval and adoption of the proposed 2010 budget.

Motion by Adam Major to adopt the 2010 budget, second by Hildy Ludy. Terry Ogburn in favor. Ina Weinstein and Tom Sheehan are not in favor. **Majority in favor.** Motion carried.

For the record, Tom Sheehan would like to reflect that he is not in approval of the votes cast due to the recent recall of the board. Also, Tom does not approve of the budget due to his belief that there are errors.

Meeting adjourned at 7:04 pm.

Respectfully submitted,

Adam Major, Secretary

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC
MINUTES OF ANNUAL MEETING OF THE BOARD OF DIRECTORS

NOVEMBER 12, 2009

The meeting was held on Thursday, November 12, 2009 in the conference room of the Dimmitt Community Center in the Town of Belleair.

President Terry Ogburn called the meeting to order at 7:04 PM.

Present were President Terry Ogburn, 1st Vice-President Ina Weinstein, 2nd Treasurer Hildy Ludy, Secretary Adam Major, and Manager Kathy Taylor of Holiday Isles.

Absent: None.

Notice of meeting was mailed on October 28, 2009, 14 days in advance, which included the proposed budget.

Second notice was mailed on September 14th, 2009. This was the 60 day notice.

Certification of proxy:

42 proxies

3 in person

Vote: 45 yes, 0 no.

Quorum established of 37 units.

Motion by Hildy Ludy to waive reading of minutes, 2nd by Adam Major. All in favor.

Financial report by Hildy Ludy.

No report from officers.

No unfinished business.

Election of directors- No ballot due to only 5 candidates.

New board seated including:

Respectfully submitted,

Adam Major, Secretary

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC
MINUTES OF ANNUAL MEETING OF THE BOARD OF DIRECTORS

November 12, 2009

Meeting held at the Dimmit Centre was called to order at 7:15pm after adjournment of the budget meeting :

Calling of Roll completed by H/Isles

Proxies in favour of rolling any year end surplus to the 2010 were counted and a quorum was established in favour thereof.

Proof of Notice was confirmed.

There were no minutes read for the prior year.

The outgoing treasurer gave an update on CDR and bank positions

There was no report of officers and no unfinished business.

New Business: The new board was seated: Al Weinstein, Tom Sheehan, Richard Clark, Gordon McIntosh (absent) Vickie Zarvis.

Meeting adjourned at 7:15 and the Organizational meeting to appoint officers commenced. R Clark motioned to adjourn the annual meeting , seconded by Tom Sheehan..

Respectfully submitted,

V Zarvis, Secretary

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC
MINUTES OF ORGANIZATIONAL AND REGULAR MEETING OF THE NEW BOARD OF
DIRECTORS

November 12, 2009

Meeting held at the Dimmit Centre was called to order at 7:18 pm after adjournment of the annual meeting :

Meeting called to order by H/Isles

Directors were appointed to office as follows: Al Weinstein as President, Richard Clark as Vice President, Tom Sheehan as Treasurer, Vickie Zarvis as Secretary & Assistant Treasurer., Gordon McIntosh as Director.

With the appointments completed the new board called to order and proceeded to conduct it's first regular meeting:

Al Weinstein brought the issue of the west pond's deterioration to H/Isles attention and demanded to know why it was not addressed. Agreement to bring E Pruitt back to examine.

Motions:

Tom Sheehan motioned to not certify the budget adopted by the previous board as recalled members had voted on its adoption and the budget document contained significant errors to render it unacceptable. A new budget workshop is to be held to rectify the budget. Motion seconded by R Clark, Al Weinstein.

Instructions were given to H/Isles by Al Weinstein to not issue new bank coupons until budget resolved.

Motion by Tom Sheehan to revise the association's collection policy of Aug 2003 to include the option of persuing a money judgment in addition to or as an alternative to foreclosure.. The revised policy to be issue to all members. Motion seconded by R Clark.

Motion by Tom Sheehan to review and terminate the contract with H/Isles. Seconded by R. Clark

Motion by Tom Sheehan to adjourn at 8:10 and seconded by Al Weinstein..

V Zarvis, Secretary

F.V.I
Hed

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC
MINUTES OF EMERGENCY MEETING OF THE BOARD OF DIRECTORS

October 1, 2009

This emergency meeting was held on Thursday October 1, 2009 at the gazebo at Bel Forest Manor.

President Terry Ogburn Called the meeting to order at 17:40.

Present were President Terry Ogburn, Treasurer Hildy Ludy, Secretary Adam Major, Vice president Ina Weinstein.

Tom Sheehan chose not to participate in this meeting. He was absent.

Notice of this meeting was posted on the bulletin boards at all buildings on October 1, 2009.

Motion to **not** review previous meetings minutes by Hildy, second by Adam. Terry, Adam, and Hildy in favor. Ina not in favor. Majority in favor.

No old business to address.

No treasurers report.

No managers report.

New business for this meeting is for the decision to or to not certify the recall meeting held on September 24, 2009. Reasons not to certify the special meeting attached below that were presented to the board by Terry Ogburn.

Reasons not to certify:

- Improperly noticed of September 24, 2009. Never received by certified mail or personal services.
- 8 signatures were required, 13 were received but only 3 were dated.
- Notice of recall must include the person other than the board member subject to recall at the meeting, who shall determine whether a quorum is present, call the meeting to order, preside, and proceed. This was not done. Original notice stated that management would preside over the meeting. Management did not preside and management was not requested by the board to do so.
- Since only a minority of the board was to be replaced, the membership had no vote in the replacements of any recalled directors. The remaining board would have appointed replacements to fill the remainder of the terms.
- The directors were not recalled, the president and treasurer were. Only directors can be recalled.
- Reasons for the recall were untrue!

EXPLANATION OF PROPOSED DOCUMENT AMENDMENTS

ITEM 1: **AMENDMENT PROCEDURE:** The Declaration currently requires that three fourths of all owners must approve amendments. Since many owners are not able or willing to participate in the voting for various reasons, this is a very difficult standard to obtain. Many associations have revised their documents to provide that only those persons voting in connection with the issue will be counted. Therefore, if someone does not vote, their unit will not automatically be counted as a negative vote.

ITEM 2: **ALTERATIONS:** Similarly, there is no provision currently in our documents for the Association to be able to approve of alterations to the common elements and limited common elements. As time goes on, some minor alterations are inevitably needed or desired, and a reasonable procedure needs to be established for voting on any of these items.

ITEM 3: **SALES, RENTAL, LEASE OR TRANSFERS:** The procedures for reviewing applications for approval of sales and leases is being slightly revised to clarify the type of written approval that will be given, and to provide the Association with ten business days to review applications rather than five.

Additionally, Section 10.07 is being deleted, since this provided that lenders or other persons taking title as a result of the foreclosure action could sell or lease the unit without obtaining approval.

ITEM 4: **CORPORATE OWNERSHIP:** The documents currently allow corporate owners to occupy the unit without complying with any restrictions. The proposed amendment would prohibit corporate ownership of units in the future. This is based upon difficulties that have been experienced in other communities in connection with regulating the occupancy of units owned by corporations.

ITEM 5: **RENTAL OF UNITS:** The Board of Directors is proposing some additional limitations on rentals of units, due to the large number of rental units in the community. This situation makes it more difficult for owners to obtain financing, and has other adverse effects on property values. The documents currently allow a three-month minimum rental period and it is proposed that this be increased to a minimum of six months. Additionally, we are proposing that no unit may be rented more than one time per year. Finally, a provision has been included to prohibit new unit owners who acquire their units to rent the units during the first year of ownership. This is designed to prohibit persons from acquiring additional units who intend to use them for rental purposes.