

Prepared by and returned to:

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**CERTIFICATE OF AMENDMENT
TO THE
BYLAWS
OF
GRANDE ISLE TOWERS I & II CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY that the following amendment to the Bylaws of Grande Isle Towers I & II Condominium Association, Inc. was duly adopted by the Association membership at the duly noticed Annual Membership Meeting of the Association on the 16th day of February 2023. Said amendment was approved by a proper percentage of voting interests of the Association. The Declaration of Condominium for Grande Isle Towers I & II, A Condominium is recorded at O.R. Book 4304, Page 4037 et seq., of the of the Public Records of Lee County, Florida, which includes the Bylaws as an exhibit to said Declaration of Condominium.

Additions indicated by underlining.

Deletions indicated by ~~strike through~~.

Amendment to Article IV, Section 12 to read as follows:

Section 12. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Declaration, or these By-Laws, directed to be exercised and done by Unit Owners. These powers shall specifically include, but shall not be limited to, the following:

(A) To exercise all powers specifically set forth in the Declaration, the Articles of Incorporation, these By-Laws, and in the Florida Condominium Act, and all powers incidental thereto.

(B) To adopt a budget and make and collect Assessments, including Special Assessments, enforce a lien for nonpayment thereof, and use and expend the Assessments to carry out the purposes and powers of the Association, subject to the provisions of the Declaration to which these By-Laws are attached and, where applicable, recognizing obligations of the Association contained in the provisions of the Declaration. The Board of Directors shall also have the power to levy a fine against the Owner of a Unit for the purposes specified in the Declaration.

(C) To employ, dismiss and control the personnel necessary for the maintenance and operation of the Condominium, including the right and power to employ attorneys, accountants, contractors, and other professionals, as the need arises, subject to any applicable provisions of the Declaration.

(D) To make and amend regulations respecting the operation and use of the Common Elements and Condominium Property and facilities, and the use and maintenance of the Units therein.

(E) To contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments and other sums due from Unit Owners, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds as shall be made available by the Association for such purposes. The Association, its directors and officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Florida Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(F) To enter into agreements acquiring leaseholds, memberships or other possessory or use interests regarding recreation area(s) and facilities for the use and enjoyment of the members of the Association as provided for in the Declaration.

(G) To further improve of the Condominium Property, both real and personal, and the right to purchase realty and items of furniture, furnishings, fixtures and equipment for the foregoing, and the right to acquire and enter into agreements pursuant to the Florida Condominium Act, subject to the provisions of the Declaration and these By-Laws.

(H) To enter into such agreements or arrangements, as deemed appropriate, with such firms or companies as it may deem for and on behalf of the Unit Owners to provide certain services and/or maintenance otherwise the individual responsibility of the Unit Owners and to increase the assessments due or otherwise charge each Unit Owner a share of the amount charged for said maintenance and service.

(I) To designate one or more committees and delegate to such committees those powers and duties of the Association as the Board deems advisable. All committees and committee members shall serve at the pleasure of the Board, which, to the extent provided in the resolution designating said committee, shall have the powers of the Board of Directors in the management and affairs and business of the Association. Such committee shall consist of at least 3 members of the Association. The committee or committees shall have such name or names as may be determined from time to time by the Board of Directors, and said committee(s) shall keep regular minutes of their proceedings and report the same to the Board of Directors, as required.

(Signatures on Next Page)

GRANDE ISLE TOWERS I & II
CONDOMINIUM ASSOCIATION, INC.

By: *L. Munster*
Leroy Munster, President

Attest: *Richard Current*
Richard Current, Treasurer

Terry Bauer
Witness Signature

Terry BAUER
Printed Name

Ronald W. Graves
Witness Signature

Ronald W. Graves
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April 2023 by Leroy Munster, as President and Richard Current as Treasurer of Grande Isle Towers I & II Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notary Public *Ronald W. Graves*
Printed Name Ronald W. Graves
My Commission Expires 4-29-2024

