

This instrument prepared by and)
 should be returned to:)
)
Elizabeth A. Lanham-Patrie, Esquire)
 Becker & Poliakoff, P.A.)
 111 North Orange Ave.)
 Suite 1400)
 Orlando, FL 32801)
 (407) 875-0955)
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**CERTIFICATE OF AMENDMENT TO
 BY-LAWS OF VENETIAN BAY, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium of Venetian Bay, a Condominium was recorded at Official Records Book 5236, Page 1408 of the Public Records of Brevard County, Florida ("Original Declaration"); and

WHEREAS, the Original Declaration was amended by amendments recorded at: Official Records Book 5776, Page 5336; Official Records Book 6094, Page 2966; Official Records Book 6528, Page 1552; and Official Records Book 7781, Page 82 all of the Public Records of Brevard County, Florida; and

WHEREAS, the By-Laws of Venetian Bay Condominium Association, Inc., were originally recorded at Official Records Book 5236, Page 1474 of the Public Records of Brevard County, Florida as Exhibit "E" to the Original Declaration ("Original By-Laws"); and

WHEREAS, the Original By-Laws were amended by amendments recorded at: Official Records Book 6845, Page 2479 and Official Records Book 7056, Page 194 both of the Public Records of Brevard County, Florida; and

WHEREAS, pursuant to Article 12.2 of the Original By-Laws, the By-Laws can be amended at any Meeting of the Members by the Unit Owners owning not less than 75% of the Units represented at any Meeting at which a quorum has been attained; and

WHEREAS, at the Annual Members' Meeting held on **December 6, 2021**, the amendments to the By-Laws were approved by the Members as required by Section 12.2 of the Original By-Laws and pursuant to Article XIII of the Original Declaration.

NOW THEREFORE, the Board of Directors hereby certifies that the Amendment to the By-Laws, set forth below, was properly approved by the Members of the Association as an

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amendment to the Declaration and to the By-Laws as set forth below.

Article 4, Sections 4.1 and 4.4 are hereby amended as follows:

4.1 Board Membership. The affairs of the Association shall be governed by a Board of ~~seven (7)~~ **five (5)** Directors commencing at the 2022 election.

...

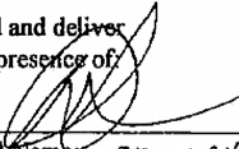
4.4 Term. ~~The Board currently has five (5) Directors with two (2) year staggered terms. Currently, The Directors shall serve two-year staggered terms, with two (2) Directors being are elected in ~~even~~ **odd** numbered years and three (3) Directors being are elected in ~~odd~~ **even** numbered years. To implement two-year staggered terms, the two (2) persons receiving the highest number of votes at the first election after the effective date of this amendment shall be elected for a term of two (2) years. The next three (3) persons receiving the next highest number of votes at the first election after the effective date of this amendment shall be elected for a term of one (1) year. Thereafter, as the term of each Director expires, the two (2) or three (3) candidates (depending upon whether it is an even numbered or an odd numbered year) receiving the highest number of votes shall be elected at the members' annual meeting to serve for a two-year term. Commencing with the 2022 election, the number of Directors shall increase to seven (7). At the 2022 election, there will be five (5) positions up for election. The four (4) candidates receiving the highest number of votes at the 2022 election shall each serve a two (2) year term, and the candidate receiving the fifth highest number of votes will serve a one (1) year term. Then, at the 2023 election, there shall be three (3) positions up for election and each Director shall each serve a two (2) year term. Thereafter, there shall be four (4) Directors elected in even numbered years and three (3) Directors elected in odd numbered years all serving two (2) year staggered terms. If two (2) or more candidates receive the same number of votes, then the tie must be broken either by agreement between the tied candidates or the Association must hold a runoff election.~~

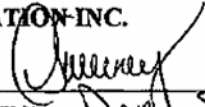
~~If there is not an election (pursuant to Chapter 718, F.S.) at the first annual meeting after the effective date of this amendment at the 2022 Election, the persons Directors seated on the Board shall decide among themselves who will serve a two (2) year term and who will serve a one (1) year term in accordance with these provisions, or, if at least a majority of the Board cannot agree, the implementation of staggered terms will be delayed until the next contested election and all Board members will continue to serve one (1) year terms until staggered terms are implemented. Each Director shall serve from the adjournment of the annual meeting at which the Director is elected until the adjournment of the annual meeting at which his or her term expires or until the Director is removed in the manner elsewhere provided. until his or her successor is duly elected or appointed and qualified, or until his or her earlier resignation, removal from office or death.~~

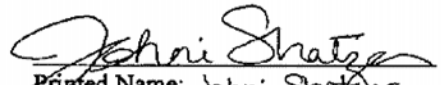
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(Signature of the President and Secretary on Next Page)

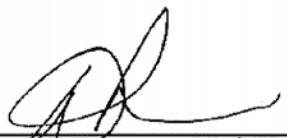
Executed at PALM Bay (city), BREVARD County, Florida, on this the 24TH day of DECEMBER, 2021.


Signed and delivered
in the presence of:

Printed Name: DENNIS CHAN

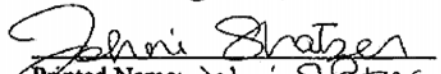
**VENETIAN BAY CONDOMINIUM,
ASSOCIATION INC.**
By: 
Printed Name: DON SWEENEY
Title: President


Printed Name: Johni Shatzen

(CORPORATE SEAL)


Printed Name: DENNIS CHAN

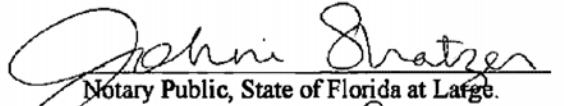
ATTEST:
By: 
Printed Name: Robert Baldwin
Title: Secretary


Printed Name: Johni Shatzen

STATE OF FLORIDA
COUNTY OF BREVARD

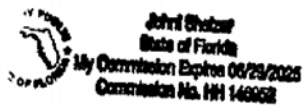
THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization this 24TH day of DECEMBER, 2021, by DONALD SWEENEY and ROBERT BALDWIN as President and Secretary respectively of Venetian Bay Condominium Association, Inc. They are personally known to me or who have produced FL DRIVER'S LICENSE (type of identification) as identification. They acknowledge executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand and official Seal in the State and County aforesaid, this 24 day of December, 2021.


Notary Public, State of Florida at Large.
Printed Name: Johni Shatzen

Additions to text are indicated by **bold underline**; deletions by **strikeout**.

My commission expires: 06/29/2025



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