

This Instrument prepared by  
and to be returned to:  
Steven G. Rappaport, Esquire  
Sachs Sax Caplan  
6111 Broken Sound Parkway NW  
Suite 200  
Boca Raton, FL 33487  
(561) 994-4499

Official Records Citrus County FL  
Angela Vick, Clerk of the Circuit Court & Comptroller  
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RECORDING \$18.50

**CERTIFICATE OF RECORDING OF THE PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC. AMENDED BYLAWS.**

I HEREBY CERTIFY that the documents attached as Exhibit "A" to this Certificate represents the Bylaws adopted by the Board of Directors at a duly called meeting held on February 28, 2018. Whereas certain amendments were made to the documents attached hereto.

DATED this 15 day of March, 2018.

WITNESSES: PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.



Debbie Hilton  
Print Name



JOYCE THOMAS  
Print Name

By: Joan Kohler  
Signature  
Joan Kohler, President

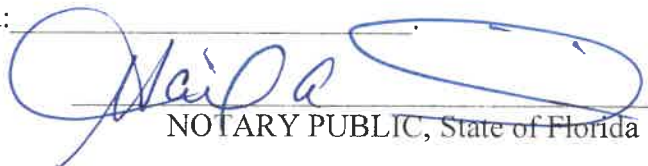
By: MaryAnn Smith  
Signature  
MaryAnn Smith, Secretary

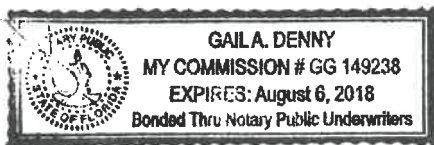
STATE OF FLORIDA )  
) ss:  
COUNTY OF CITRUS )

The foregoing instrument was acknowledged before me this 15 day of March, 2018, by Joan Kohler, as President, and MaryAnn Smith, as Secretary, of Pine Ridge Property Owners Association, Inc., who are Personally Known  or Produced Identification .

Type of Identification Produced:

(SEAL)

  
NOTARY PUBLIC, State of Florida at Large



## Section 5. COMPENSATION

Directors and committee personnel shall not receive compensation for their service as such. They may receive reasonable reimbursement for "out of pocket" expenses incurred in the actual performance of their duties, provided that advance approval has been obtained from the Board for such expenses exceeding \$100 per transaction.

## Section 6. MEETINGS

- A. Each newly elected Board will, after conclusion of the Annual Meeting, choose officers from its members. If a quorum is not present, the meeting must be held as soon as possible. This must occur before the next monthly meeting, as previously established.
- B. Special Board or Voting Membership meetings may be called by the President or a majority of the Board or a majority of the Voting Membership. The Secretary will give due notice of such meetings specifically stating their purpose or purposes. Only agenda items shall be discussed and/or acted upon.
- C. A majority of the Board shall be necessary and sufficient at all Board meetings to constitute a quorum for the transaction of business.

## Section 7. ORDER OF BUSINESS

All meetings shall be conducted in accordance with FS 720 and the most current Robert's Rules of Order as a guide. The order of business at all meetings of the Board may be as follows:

- A. Roll Call
- B. Pledge of Allegiance
- C. Member Comments
- D. Adopt Meeting Minutes
- E. Adopt the Treasurer's Report
- F. Consideration of Communications
- G. Resignations and Elections (if applicable)
- H. Reports of Officers and Employees
- I. Reports of Committees
- J. Unfinished Business
- K. Original Resolutions and New Business

## Section 8. ANNUAL STATEMENT

The Board shall account to the members no less often than once each year as to the total fees collected from the members and as to the method of disbursement of said funds.

## Section 9. INDEMNIFICATION OF DIRECTORS

The Corporation will and must indemnify and hold harmless the Board of Directors and each member thereof from any liability, loss, claim, action, or suit, including, but not limited to, attorneys' fees and costs, arising from or by virtue of any action or failure to take action relative to their rights and duties as granted them, except willful or gross malfeasance or misfeasance taken. The Corporation shall not be required to indemnify the Board of Directors or any member thereof where an action is brought