

Prepared by/return to:  
Hans C. Wahl, Esq.  
Cobb & Gonzalez, P.A.  
4655 Salisbury Road, Suite 200  
Jacksonville, FL 32256

**AMENDMENT TO BYLAWS OF OAKBREEZE COVE OWNERS  
ASSOCIATION, INC. REGARDING BOARD OF DIRECTOR ELECTION  
PROCEDURES**

THIS AMENDMENT to the Bylaws of Oakbreeze Cove Owners Association, Inc. is made this 6<sup>th</sup> day of November, 2024 by Oakbreeze Cove Owners Association, Inc. (the "Association").

WHEREAS, the Bylaws of Oakbreeze Cove Owners Association, Inc. are dated August 28<sup>th</sup>, 1992 (the "Bylaws");

WHEREAS, the Association desires to amend Article VII of the Bylaws to implement new Board of Director election procedures;

WHEREAS, this Amendment to the Bylaws is made pursuant to Article XV of the Bylaws, and by a vote of a majority of a quorum of members present in person or by proxy at the members' meeting held on the 6<sup>th</sup> day of November, 2024;

NOW, THEREFORE, Article VII of the Bylaws of Oakbreeze Cove Owners Association, Inc. is amended as follows:

*[Substantial rewording of Article VII. See original Bylaws for original text of Article VII]*

**ARTICLE VII: NOMINATION AND ELECTION OF DIRECTORS**

Sixty (60) days prior to the annual meeting, a notice will be mailed to all Owners that will include a candidate submittal and candidate information forms in order for Owners to nominate themselves as a candidate for the upcoming election at the annual meeting. Any Owner who is not past-due in assessment payments on his/her Lot may nominate himself / herself as a candidate for the election by completing and returning the candidate submittal and candidate information forms to the Association's management by the deadline stated in the notice. If there are more candidates than open seats to the Board of Directors, then an election will be held at the annual meeting.

Fifteen (15) days prior to the annual meeting, a second notice will be mailed to all Owners that includes a secret ballot, a secret ballot envelope, and a return envelope. The completed secret ballots are

to be mailed back to the Association's management in the envelopes provided. The envelopes received from Owners with the secret ballots inside will not be opened until the annual meeting.

At the annual meeting, all ballot envelopes received will be verified with the Owner roster and Owner delinquency report. Any ballot envelopes that cannot be verified as being from a current Owner, and any ballot envelopes submitted by an Owner on the assessment delinquency report, shall not be opened and that ballot shall not be counted.

The valid ballot envelopes will be opened, and the secret ballots will be tallied at the annual meeting. The candidates with the most votes will win the election and take their seats on the Board of Directors at that time.

If there are no candidate submittals received on or before the deadline for nominations, then the current Board members whose terms were expiring remain in place on the Board for another term.

Proxies are not allowed in the election of the Board of Directors and nominations from the floor of the annual meeting are not allowed.

A. This instrument is signed by the duly authorized Director of the Association, and this Amendment to the Bylaws has been approved by a vote of a majority of a quorum of members present in person or by proxy at a duly and properly noticed meeting called for such purpose.

B. The remaining provisions of the Bylaws shall remain in full force and effect. All defined terms shall be as stated in the Declaration of Covenants, Conditions, and Restrictions for Oakbreeze Cove, unless otherwise stated herein.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this Amendment to the Bylaws to be executed by its duly authorized officers and affixed its corporate seal as of this 6 day of NOVEMBER, 2024.

Signed, sealed and delivered  
in the presence of:

Witness: *TM Mattox*

Print name: Thomas Matthew Mattox

Address: 1873 Evans Dr., Jacksonville Beach FL 32250

**OAKBREEZE COVE OWNERS  
ASSOCIATION, INC., a  
Florida non-profit corporation**

By: *Matt Horn*  
Matt Horn, President

Witness: [Signature]

Print name: Kristopher Reinheimer

Address: 1857 Oakbreeze Ct Jacksonville Beach FL, 32250


STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6 day of November, 2024, by Matt Hawn, as President of Oakbreeze Cove Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

- is/are personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Samantha Carraway  
SIGNATURE OF NOTARY

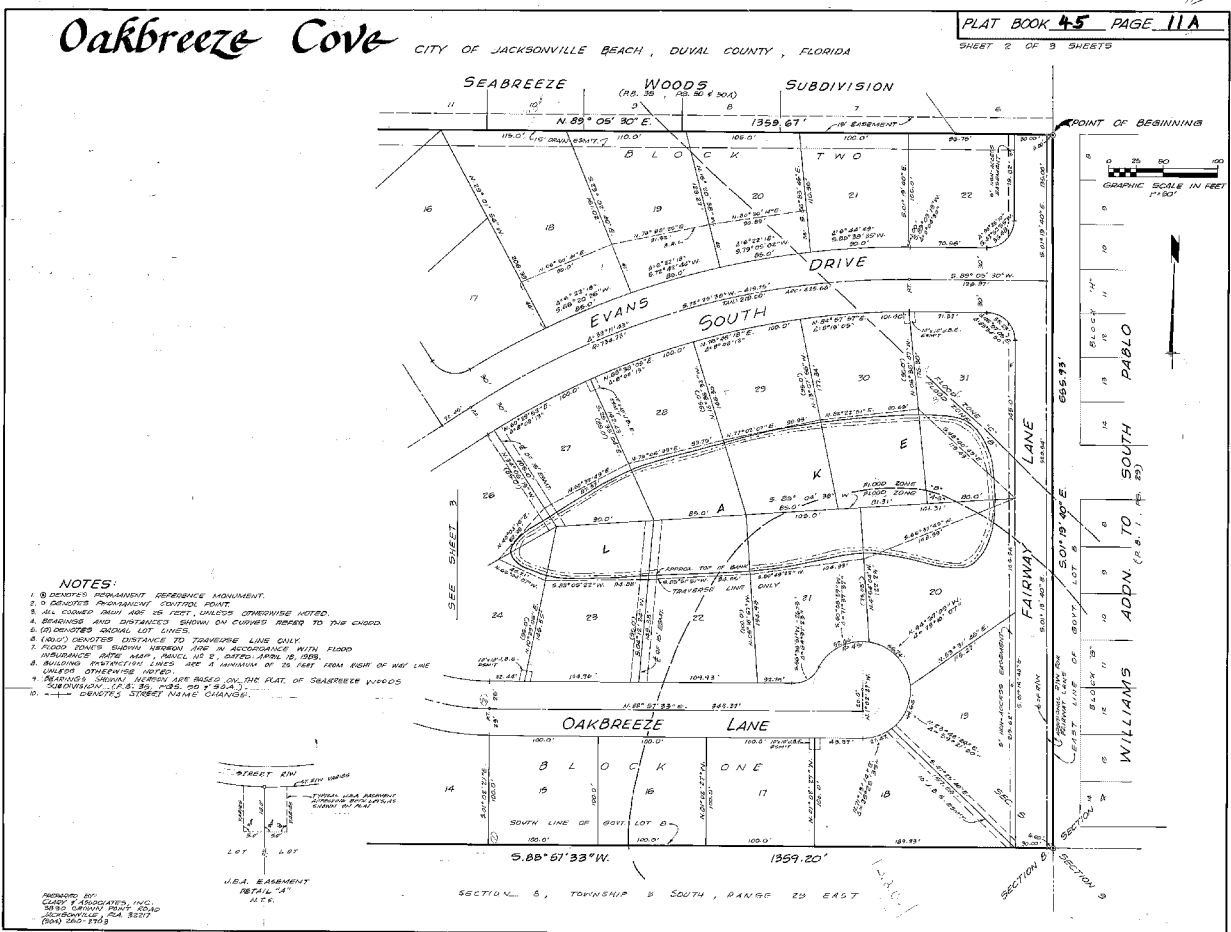


**SAMANTHA CARRAWAY**  
Notary Public  
State of Florida  
Comm# HH605889  
Expires 10/23/2028

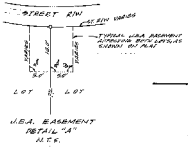
Samantha Carraway  
Name of Notary *(Typed, Printed or Stamped)*

# Exhibit “A”

Legal Description Plat Map for  
Oakbreeze Cove Owners  
Association, Inc.



- NOTES:**
1. (S) DENOTES PERMANENT REFERENCE MONUMENT.
  2. (C) DENOTES CURVED CENTERLINE POINTS.
  3. ALL CURVED LINES ARE IN FEET UNLESS OTHERWISE NOTED.
  4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
  5. (D) DENOTES INDIVIDUAL LOT LINES.
  6. (L) DENOTES DISTANCE TO TOWNSHIP LINE ONLY.
  7. FLOOD ZONES SHOWN HEREON ARE IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, PANEL 12 E, DATED APRIL 15, 1978.
  8. BUILDING RESTRICTIONS SHOWN ARE A MINIMUM OF 25 FEET FROM RIGHT OF WAY LINE UNLESS OTHERWISE NOTED.
  9. BEARINGS AND DISTANCES ARE BASED ON THE PLAT OF SEABREEZE WOODS SUBDIVISION (P.B. 35, PAGE 28 & 29).
  10. (---) DENOTES STREET NAME CHANGE.



PREPARED BY:  
 CODY & ASSOCIATES, INC.  
 1000 GUNN WAY  
 JACKSONVILLE, FLA. 32217  
 (904) 244-1743

SECTION 8, TOWNSHIP 8 SOUTH, RANGE 29 EAST

