

AMENDED AND  
RE-STATED BYLAWS OF  
SANDPIPER BAY HOMEOWNERS ASSOCIATION,  
INC.  
(Fictitious Name: SANDPIPER BAY COMMUNITY)  
A FLORIDA NOT FOR PROFIT  
CORPORATION

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Florida Department of State Document #714254 (Corporation) and  
Florida Department of State Document #G17000102034 (Fictitious Name).

Pursuant to the provisions of Section 617.1006, Florida Statutes, this Florida Not-For-Profit Corporation adopts the following as its Bylaws:

ARTICLE I - NAME, DEFINITIONS & CONSTRUCTION

Section 1.1 Name. The name of the Association is Sandpiper Bay Homeowners Association, Inc. (The "Association"). Pursuant to Section 865.09 this entity also uses the Fictitious Name Sandpiper Bay Community.

Section 1.2 Definitions. Capitalized words used in these Bylaws shall have the same meaning as ascribed to them in the Association's Articles of Incorporation (the 'Articles').

Section 1.3 Construction. These bylaws may contain any provision for the regulation and management of the affairs of the Association not inconsistent with law or the Articles.

ARTICLE II - MEMBERSHIP & DUES

Section 2.1 Membership. The Association shall be composed of a single class of Membership. Eligibility for membership shall be limited to not more than two (2) persons holding legal title or assignment to a residence and/or lot located in the Sandpiper Bay Subdivision, and who pay the required dues in such amount as may be determined by the board from time to time. The assigned person(s) must be a permanent residents of the property and be able to show proof of assignment and residency.

Members shall have the right to vote for election of directors and all other matters that may come before the members at any meeting of the membership. There shall be only one (1) vote per lot or residence.

Section 2.2 Sandpiper Bay Area Definition, The Sandpiper Bay Assn ("Sandpiper") is defined as the area within the following boundaries: Beginning at the intersection of the East shoreline of the North fork of the St. Lucie River and Port St. Lucie Boulevard proceeding east along the South side of Port St. Lucie Boulevard to Delano Road and then South along both sides of Delano Road and Carthage Road across Howard Creek, and continuing South along the West side of Giffen Avenue and Bakersfield Street to the Martin County line, thence South to the South boundary of the city, thence West along said South boundary to the North fork of the St. Lucie River and then North along the East shore of the said river to the point of beginning, all being and lying within the corporate limits of the city of Port St. Lucie, Florida.

Section 2.3 Eligibility. Persons eligible for Membership who submit an Association approved application form, stating name(s), Sandpiper Bay address, legal address, phone and

email information, shall, once the application is accepted by the Association and dues are paid, become Members of the Association.

Section 2.4 Dues. Dues may not be discounted and shall be assessed on a per residence or lot basis. The annual dues for Membership shall be an amount as shall be, from time to time, fixed by the Board of Directors, and, shall be due and payable in full annually on the first day of January.

Section 2.5 Default of dues payment and termination of Membership. Any Membership which annual dues are not paid in full prior to the Annual meeting shall immediately and automatically have their Membership terminated.

Section 2.6 Expulsion /Termination of Membership Other than Default in Payment of Dues. Any Member who, in the sole judgment of the Board of Directors, engages in improper conduct unbecoming a Member including, but not limited to, denigrating or derogatory language, or any conduct which tends to be against the best interest of the reasonable and fair operation of the Association, or other good and sufficient cause as determined solely by the Board of Directors, may be expelled.

No Member may be expelled without an opportunity to be heard before the Board of Directors at an expulsion hearing. Written notice must be sent, via certified and first class mail, to the Member at the last address shown on the records of the Association at least fourteen (14) days' prior to the expulsion hearing.

The notice must state the date / time / location of the expulsion hearing, inform the Member of the actionable conduct and inform the Member that he/she has an opportunity to present his/her case before the Board of Directors.

The Board of Directors shall be the final arbiter and shall render a final decision within ten days of the expulsion hearing. Notice of the Board of Director's final decision shall be promptly sent, via certified and first class mail, to the Member.

Section 2.7 Reinstatement of a Terminated Membership. Any terminated Membership may be reinstated upon completion and approval of an Association approved application form for Membership and payment of the required dues, however, only for the Membership period then current.

Section 2.8 Resignation. Any Member may resign at will by filing a written resignation with the Secretary, but such resignation shall not relieve the Member so resigning of the obligation to pay any monies owed the Association, nor entitle the Member to a refund of any portion of the Annual Dues that have been paid.

### ARTICLE III – MEMBERSHIP MEETINGS

Section 3.1 Annual Meeting. The Annual meeting of the Membership of the Association shall be held on the third Monday of January each year for the purpose of electing Directors and transacting such other business as may properly come before the meeting, and, shall be, at the same location, immediately followed by the organizational meeting of the new Board where Officers for the current year shall be elected by the Board. All Directors shall serve at the will of the Membership.

Section 3.2 Special Meetings. Special meetings of the Membership may be called at any time by the President or by any three (3) members of the Board of Directors, and shall be called by the President at the written request of twenty percent (20%) of the then total number of Memberships of the Association, with proof of delivery required. Any such request from the Membership must set forth the specific purpose(s) of the special meeting and shall become part of the official documents of the Association and retained as part of *its* Official Records. Any special meeting thus called must be held within sixty (60) business days following the receipt of the completed request. Withdrawal of submitted requests shall be effected by a written statue delivered to the Secretary and signed by a sufficient number of Memberships in good standing withdrawing their signatures from the originally submitted request, so that the original request with the signatures deleted shall no longer meet the requirement of containing at least twenty percent (20%) of the then current Membership.

Section 3.3 Place of Meetings. Any Membership meeting shall be held within the Sandpiper Bay Area at a convenient and practical location determined by the Board. In the event no such location is available, the Board then shall find a suitable location as convenient and practical as possible.

Section 3.4 Notice. Written and/or electronic notice stating the place, day, hour and location of any meeting of the Membership shall be delivered either personally, by mail or by electronic transmission to each Member entitled to vote at such meeting, not less than ten (10) days nor more than thirty (30) days before the date of such meeting. The purpose or purposes for which the meeting is to be called shall be clearly stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member(s) at his/her/their address as it appears on the records of the Association, with postage thereon prepaid, or, if electronically transmitted, the notice of meeting shall be deemed to be delivered upon the date of a verified electronic transmission addressed to the Member(s) at his/her/their email address as it appears on the then current records of the Association.

Section 3.5 Quorum. At all meetings of the Membership the presence of twenty (20%) percent (including proxies and ballots) of the total number of Memberships of the Association, based on the then current records, shall be necessary and constitute a quorum for the transaction of business. If during any such meeting a Member(s) departs early leaving less than a quorum present, the Association can continue to meet but may not pass any further motions or take any further actions.

Section 3.6 Voting. Members may vote in person or by proxy on any matter placed for a vote of the membership, including the election of directors. This section shall not preclude the obtaining of membership approval on any matter by written consent in lieu of a vote taken at a meeting as authorized by Florida Statutes, Section 617.0701.

3.6.1 Voting in Person. Members voting in person at a members' meeting shall cast their vote by written ballot

3.6.2 Proxies. Use of Association approved proxies at meetings of the Membership of the Association shall be permitted except as prohibited in the Act. A proxy may be assigned to any Member. Proxies may specify approval, disapproval and candidate selection with respect to any matter to be considered at a meeting. Only limited proxies shall be used for the election of Directors. All proxies shall be in writing and legible, bear the printed name, signature, and address of the Member, bear the date of execution and identify with specificity each matter being voted upon. Strict compliance shall be required. Such procedure is necessary to insure proper check and balance of the process. Furthermore, my proxies assigned to the Secretary or other

Officers shall be exercised by the entire Board of Directors. Each proxy shall be revocable until the call of the meeting. At each Annual Meeting where an election of Directors is to occur, the Members present shall be entitled to vote by ballot, unless such Member has given a Proxy. If the Member attends the meeting and chooses to revoke his or her Proxy, the revocation shall be permitted and the Member shall be entitled to cast a vote by ballot.

Section 3.7 Manner of Acting. Unless otherwise provided in these Bylaws or the Articles of Incorporation a simple majority of the votes cast at a meeting at which a quorum is present shall be the act of the Membership.

Section 3.8 Adjournment. If any meeting of the Membership cannot be held because a quorum is not present, a majority of the Members who are present may adjourn the meeting to a designated time and place not less than ten (10) days nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. Additionally, proper notice must be given for any such adjourned meeting in the manner prescribed herein.

Section 3.9 Elections Committee. No less than sixty (60) days prior to each Annual Meeting, the Board of Directors shall appoint one (1) Director who shall act as the Committee Chair and two (2) Members who shall collectively serve as an Election Committee to process and qualify prospective candidates who submit their names as a candidate for election to the Board of Directors. Any person wishing to become a candidate for election to the Board of Directors shall submit a Notice of Intent to be a Candidate, on a form approved by the Association, delivered to the Association no later than thirty-five (35) days prior to the date of the Annual Meeting. The names of all candidates who timely submit their Notice and who meet the qualifications to serve on the Board as specified in Article II, herein, including, but not limited to, a member in good standing, shall be listed on the Limited Proxy Form sent to all of the Members and on the Ballots provided to Members at the Election Meeting. No nominations from the floor shall be accepted. The Board may direct the Election Committee to oversee the election process. However, the Board reserves the right to act as the final authority on the election process.

Section 3.10 Election/Voting records. At any Membership Meeting where an election or a vote occurs, all records of each such election or vote, including, but not limited to, sign-in documents, current Membership rosters, proxies, ballots, and absentee ballots, shall, prior to the adjournment of the meeting, be placed in sealed containers with tamper proof features, initialed by those handling said documents, and retained in the Association archives for not less than two (2) years.

#### ARTICLE IV – BOARD OF DIRECTORS

Section 4.1 General Management. The general management of the affairs of the Association shall be vested in the Board of Directors, comprising of Members.

Section 4.2 Number. The number of Directors of the Association constituting the entire Board of Directors shall be not less than seven (7) nor more than twelve (12), excepting, there shall be one (1) additional Director for each one-hundred (100) Memberships over a total of seven-hundred (700) at any given time, with an equal reduction at any such time the Membership number falls beneath the herein afore specified equivalent level. The total number of Directors, based on the specific flexibility as specified herein, constituting the entire

Board of Directors, shall be such number as may be, from time to time, determined by resolutions by said Board of Directors.

Section 4.3 Terms. Terms of Directors shall be three (3) years, replacing those Directors whose terms then expire. . If additional vacancies exist due to appointed terms expiring, additional directors may be voted in for fewer years to maintain a staggered Board. Directors may succeed themselves for additional terms.

Section 4.4 Organizational Meeting. The Organizational Meeting of the Board of Directors shall be held annually as required in Article, III, Section 3.1

Section 4.5 Regular Meetings. Regular meetings of the Board of Directors shall be held the third (3<sup>rd</sup>) Monday of each month at 7:00 PM, excepting the months of August and December, within the Sandpiper Bay Area at a convenient and practical location determined by the Board. In the event no such location is available, the Board then shall find a suitable location as convenient and practical as possible. Notice of any regular meeting of the Board of Directors shall be required to be given to the Membership by insertion in the then current Newsletter and by posting on the Association's Website, but need not specify the purpose of the meeting. An Agenda for a Regular Meeting may be provided along with the Meeting Notice or on the Association's website, whenever possible.

Section 4.6 Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the President or by any two (2) Directors. Notice of Special meetings of the Board of Directors shall be required to be given to the then current Directors, only, stating the purpose(s) of the meeting and the date, time and place, via electronic transmission and/or U.S. mail at the then current addresses of record, at least five (5) days nor more than ten (10) days before the day on which the meeting is to be held, or shall be delivered to him/her personally OR given to him/her orally, not less than two (2) days prior to the day on which the meeting is to be held. Notice of Special Meeting shall be given to the Members not less than five (5) nor more than ten (10) days prior to the meeting by posting on the Association website.

Section 4.7 Emergency Meeting. An emergency meeting may be called by the President or by any two (2) Directors to address issues that result from a serious or catastrophic event or occurrence creating conditions that pose an imminent threat of harm to the Association or *its* members. MEMBERS NEED NOT BE NOTIFIED OF ANY EMERGENCY MEETING.

Section 4.8 Quorum. At all meetings of the Board of Directors the presence of a majority of the then current Board shall be necessary and sufficient to constitute a quorum for the transaction of business. Each Director present shall have one (1) vote. Voting by Proxy shall not be permitted for any purpose. However, presence by electronic or telecommunication connection is acceptable, to the extent allowed by statute.

Section 4.9 Manner of Acting. The act of a simple majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by these Bylaws, the Articles, the Act or by Board decision. If during any such meeting a Director(s) departs early, leaving less than a quorum present, the Board can continue to meet but may not pass any further motions or take any further action.

Section 4.10 Vacancy. Any vacancy in the Board of Directors occurring for any reason shall be filled for the unexpired portion of that specific term by a majority vote of the

remaining Directors, even if the remaining number of Directors is less than a quorum, at any regular meeting or special meeting of the Board of Directors called for that purpose. The term of a director elected or appointed to fill a vacancy expires at the next annual meeting at which directors are elected.

Section 4.11 Resignation. Any Director may resign at any time by giving written and for electronic transmission notice to the Secretary.

Section 4.12 Removal of Directors. A Director may be removed from office pursuant to the procedures provided below:

1. Any Member of the Board of Directors may be removed from office with or without cause by the vote or agreement, in writing, by a majority of all votes of the Membership.
2. The Notice of a Meeting of the Members to recall a Member or Members of the Board of Directors shall state the specific Director(s) sought to be removed.
3. A proposed removal of a Director at a meeting shall require a separate vote for each Board Member sought to be removed. Where removal is sought by written agreement, a separate agreement is required for each Board Member to be removed.
4. If removal is effected at a meeting, any vacancies created thereby shall be filled by the Members at the same meeting.
5. Any Director who is removed from the Board shall not be eligible to stand for re-election until the next Annual Meeting of the Members.
6. Any Director removed from office shall turn over to the Board of Directors within seventy-two (72) hours, any and all records of the corporation in his or her possession.

The foregoing recall procedures are required by Florida Statute, Section 617.0808.

Section 4.13 Compensation. The Board of Directors shall receive no compensation for their services, except for a complimentary ticket for two (2) to the Association's Annual Christmas Dinner Dance, to be limited to the Directors who fully attend two-thirds (2/3") of all Board and Membership meetings during the preceding twelve (12) months.

Section 4.14 Professional Services. The Board of Directors may, from time to time, seek Professional consultation from attorneys, CPAs and others. However, each such consultation must be approved in advance by the Board of Directors, with the scope of the consultation clearly defined and the product of any such consultation the property of the Board of Directors and not one or more individual Directors.

Section 4.15 Informal Action by Directors. Any action required by law to be taken at a meeting of the Board of Directors, or any action that may be taken at a meeting of the Board of Directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be agreed upon and signed by all members of the Board of Directors with respect to the subject matter thereof Any such action taken shall be made a part of the official record of the next regular scheduled Board of Directors meeting.



Section 4.16 Meetings, Attendance, and Director Termination. *Any* Director who is absent from three (3) consecutive Board meetings and Membership meetings, or, from any six (6) such meetings during the course of any fiscal year, shall constitute presumptive cause for removal and require formal Board consideration for his/her removal from office by the affirmative vote of two-thirds (2/3rds) of the then current remaining Directors.

## ARTICLE V – OFFICERS & ASSISTANT OFFICERS

Section 5.1 Titles. The Officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer, as the Board of Directors shall in its discretion elect. No person shall hold more than one (1) such office. Additional Assistant Officers may be elected by the Board of Directors in its discretion.

Section 5.2 Election. All Officers shall be elected each year at the organizational meeting of the Board of Directors as provided in Article III, Section 3.1 herein, and each Officer shall hold office until the organizational meeting of the Board of Directors next succeeding his/her election, and until his/her successor has been qualified and elected, or until his/her death, resignation or removal. The President and Vice President shall be elected from among the Directors. Any other Officers not required to be a Director of the Association but must be a Member.

Section 5.3 Duties. The Officers of the Association shall have the following duties:

THE PRESIDENT shall be the Chief Executive Officer of the Association and shall in general supervise and control the normal day-to-day business and affairs of the Association, subject to directions of the Board of Directors. He /she shall preside as Chair at all meetings of the Board and of the Membership, except on any such occasion that the Board, or the Membership, shall appoint a temporary Chair. Except as set forth above, the President shall have no greater powers than any other Board member.

THE VICE PRESIDENT shall in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform other such duties as may be prescribed by the Board of Directors.

THE SECRETARY shall have custody of and maintain all of the Association's records (except financial records), shall record the Minutes of all meetings of the Membership and of the Board of Directors, shall duly send or give notices of meetings in accordance with the provisions of these Bylaws and as required by the Act, and shall perform such other duties as may be prescribed from time to time by the Board of Directors. The Secretary shall prepare, on a timely basis, comprehensive summary Minutes of Membership meetings and Board of Directors meetings and submit same for approval respectively to the Membership or to the Board of Directors. All such minutes shall be rapidly distributed to the Membership by means of the Newsletter and / or the Website but shall be deemed official only after the minutes have been approved.

THE TREASURER shall have custody of the funds of the Association; shall maintain all Association financial records in accordance with generally acceptable accounting procedures; shall keep full and accurate accounts of receipts and disbursements; shall insure that all checks issued by the Association bear two (2) signatures of Officers; shall render a complete financial report at each Annual Meeting of the Membership (after Board approval) and at all meetings of the Board of Directors (providing them with advance copies); shall annually provide a comprehensive yearend financial report to the Board of Directors for review and approval and subsequent distribution to the Membership prior to each February Board meeting, in accordance

with these Bylaws and the Act; shall prepare and provide a comprehensive annual fiscal budget for Board review and approval and subsequent distribution to the Membership prior to the end of January each year; and, shall perform other such duties as may be prescribed from time to time by the Board of Directors. The year-end financial report' and annual fiscal budget required to be sent the Membership shall be in the same form as that which was approved by the Board of Directors.

Section 5.4 Service and Compensation. All Officers and Assistant Officers shall serve at the pleasure of the Board of Directory. Officers and Assistant Officers of the Association shall receive no compensation for their services, except as specific in Article IV, Section 4.12 herein.

## ARTICLE VI — COMMITTEES

Section 6.1 Formation. The Board of Directors, by resolution adopted by a majority of the entire Board, may, from time to time, create, maintain and direct committees, with such powers, authority and duties as, may be prescribed in the resolution establishing such committees. Each such Committee shall consist of one (1) or more Directors, one of whom shall be appointed by the Board as Chair. Each such Committee Chair, with Board approval, may select one or more Association Members to serve as Committee members. All Committees shall report directly to the Board of Directors. Committees will act in an advisory capacity unless otherwise clearly specified and directed by the Board.

Section 6.2 Standing Committees. The Board of Directors shall, appoint the following Standing Committees: Social Events/Membership Outreach Committee, Civic Affairs Committee, and Beautification Committee.

Section 6.3 Special Committees. The Board of Directors may establish certain Special Committees, from time to time, for the purpose of fulfilling specific targeted short term needs as the Board deems appropriate.

Section 6.4 Nominating Committee. See Article III, Section 3.9 herein.

## ARTICLE VII— INDEMNIFICATION

Section 7.1 Indemnification. To the full extent authorized by the laws of the State of Florida, this Association shall indemnify any Director, Officer, Assistant Officer, Committee Member, or Agent of the Association who is a part or is threatened to be made a party to any threatened, pending or completed action, suit, or proceedings, whether civil, criminal administrative or investigative, by reason of the fact that he /she is or was a Director, Officer, Assistant Officer, Committee Member, or Agent of the Association. Indemnification shall insure to the benefit of the heirs and personal representatives of such person.

Section 7.2 Insurance. The Association shall purchase and maintain adequate and continuous insurance coverage on behalf of any person who is or was a Director, Officer, Assistant Officer, Committee Member or Agent of the Association to indemnify them, their heirs and personal representatives, against the expenses, including attorney's fees. Incurred in the connection with the defense of such action, suit or proceedings.

## ARTICLE VIII — MISCELLANEOUS

Section 8.1 Robert's Rules of Order. The rules contained in Robert's Rules of Order, as may be revised from time to time, shall govern in a reasonable manner at all

meetings of the Membership, Board of Directors and Committees provided, however, that they do not conflict with these Bylaws, the Articles or the laws of the State of Florida.

**Section 8.2 Fiscal Year.** The fiscal year of the Association shall begin on the first day of January each year.

**Section 8.3 Corporate Seal.** The corporate seal of the Association, if any, shall be in such form as shall be approved from time to time by the Board of Directors.

**Section 8.4 Books, Records and Minutes.** To the extent required by the laws of the State of Florida, the Association shall keep correct and complete books and records and shall keep minutes of all meetings of the Membership and of the Board of Directors at the principal office of the Association. Any and all audio / electronic recordings of the actual proceedings shall be retained until the minutes have been prepared and approved by the Board or the membership. Thereafter such recordings may be erased at the discretion of the Board.

**Section 8.6 Waiver of Notice.** Whenever any notice is required to be given under these Bylaws or the Articles, a written waiver there of signed by the person or person entitled to such notice whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**Section 8.7 Conflict.** In the event that any portion of these Bylaws conflict with the Articles or with any federal, state, county or local statute, that portion shall be subordinated to same and effect shall be given to the intent manifested by the portion held invalid or inoperative and, the remainder of said Bylaws remain valid and operative. In the event of a conflict between these Bylaws and the Articles, the Articles are superior.

**Section 8.8 Books & Records.** Inspection of the Association's books & records by Members shall be as provided in Florida Statutes, Chapter 617. Additionally, inspection of the Association's books & records by Directors shall be provided at any reasonable time and shall include the right to make extracts and a copy of relevant documents at the expense of the Association. A Director's right to inspect all books & records of the Association is absolute and shall not be impeded.

## ARTICLE IX —AMENDMENTS

**Section 9.1 Amendments.** The power to alter, amend, or repeal the bylaws or adopt new bylaws shall be vested in the Board of Directors. Additionally, these Bylaws may be altered, amended or repealed in the manner provided by law, except as prohibited herein. Additionally, these Bylaws may be altered, amended or repealed by the affirmative vote [in person or by proxy] of Memberships representing a majority of all of the then current Memberships in the Association (limit one vote per residence or lot), by votes cast at an Annual Meeting or Special Meeting of the Membership called for, but not necessarily limited to, that purpose at which a quorum is present. Any Amendment(s) shall only become effective upon the filing of such amendments with the Florida Secretary of State, Division of Corporations.

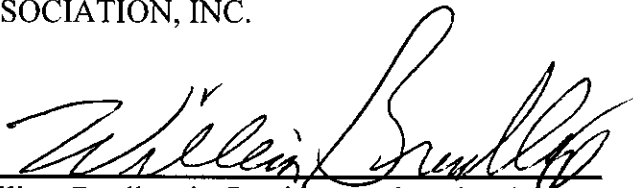
Section 9.2 Notice. The notice of any such meeting, as required by these Bylaws, at which any proposed change(s) or amendments to these Bylaws is / are to be acted upon shall have set forth in full therein the proposed change(s) or amendment(s).

Section 9.3 Election. Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualification set forth in the Bylaws

**CERTIFICATE OF AMENDMENT TO AND RE-STATEMENT OF THE BYLAWS OF SANDPIPER BAY HOMEOWNERS ASSOCIATION, INC.**

The undersigned director and officer of Sandpiper Bay Homeowners Association, Inc. (hereinafter "Association"), a not for profit corporation, organized and existing to operate a social club for the benefit of the Members of the Association to promote and to protect the health, safety and social welfare of its Members in such matters as civic and community affairs, quality of life, enhancement of the environment and preservation, and enhancement of property values of Member's residences and or lot(s), in addition to fostering sociability and good fellowship among the Membership by promoting social, cultural and other activities as deemed appropriate, does hereby certify that the foregoing Amended and Re-Styled Bylaws of Sandpiper Bay Homeowners Association, Inc., was approved in accordance with its governing documents and applicable law by the Board of Directors at a duly noticed meeting held for that purpose on January 15, 2018.

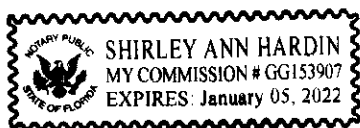
SANDPIPER BAY HOMEOWNERS ASSOCIATION, INC.


  
William Bradley, its President and Acting Secretary

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2018, by William Bradley, as President and Acting Secretary of Sandpiper Bay Homeowners Association, Inc., a Florida not for corporation, who produced as identification Florida Driver License B634-936-56-4050.

Stamp:



  
Notary Public