



Prepared by:
Sharon S. Vander Wulp, Esq.
Sharon S. Vander Wulp, P.A.
712 Shamrock Blvd.
Venice, FL 34293
941-492-2100
Firm File No. 202.00

CERTIFICATE OF NOTICE FOR FILING EXTENSION OF
DECLARATION OF RESTRICTIONS
OF
LEMON BAY BREEZES MASTER

LEMON BAY BREEZES MASTER ASSOCIATION, INC., its address being c/o Oscar S. F. Keuker, 1931 Tamiami Trail, Ste. 12, Port Charlotte, FL 33948, Charlotte County, Florida, by the hands of the undersigned hereby certifies that:

The Declaration of Restrictions of Lemon Bay Breezes Master, a subdivision, is recorded in Official Records Book 863, Page 1897, et seq., of the Public Records of Charlotte County, Florida, as may be amended from time to time.

Pursuant to the requirements in Chapter 712.05 and Chapter 712.06, Florida Statutes, LEMON BAY BREEZES MASTER ASSOCIATION, INC., submitted to the entire membership of the Board of Directors of the Association, at a properly called Board meeting held on the 20th day of July, 2015, at 2:00 p.m., the vote required by this statutory reference to preserve its Restrictions, and protect the same from extinguishment by way of the Marketable Record Title Act. The Board of Directors, at this properly called Board meeting, approved by affirmative vote of not less than two-thirds of all Board members, to preserve and extend the Declaration of Restrictions of Lemon Bay Breezes Master, a subdivision, for an additional 30 years. Notice of this Board meeting was provided to all lot owners in the subdivision either via regular U.S. mail or hand-delivery not less than seven (7) days prior to the Board meeting. Attached to this Certificate is an Affidavit, executed by the appropriate member of the Board of Directors of the Association, affirming that the Board of Directors, prior to its voting on this issue, either mailed or hand delivered to the lot owners in this subdivision the following statement of marketable title action:

Statement of Marketable Title Action

Lemon Bay Breezes Master Association, Inc. (the "Association") has taken action to ensure that the Declaration of Restrictions of Lemon Bay Breezes Master, a subdivision, recorded in Official Records Book 863, Page 1897, of the Public Records of Charlotte County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Charlotte County, Florida. Copies of this notice and its attachments

are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

In witness whereof, said Association has caused this Certificate to be signed in its name by its President this 4 day of August, 2015.

ATTEST:

LEMON BAY BREEZES MASTER ASSOCIATION, INC.

By: Rosario Bartoli
Rosario Bartoli, President

WITNESSES:

Vicki L. Chism
Witness Print Name VICKI L. CHISM

[Signature]
Witness Print Name Sheryl Downing

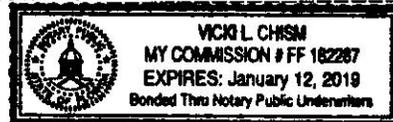
STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Rosario Bartoli, as President, of LEMON BAY BREEZES MASTER ASSOCIATION, INC., and he acknowledged before me that he is such officer of said corporation; and he executed the foregoing Certificate of Notice for Filing Extension of the Declaration of Restrictions of Lemon Bay Breezes Master, on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that he is authorized to execute said Certificate of Notice for Filing Extension of Declaration of Restrictions of Lemon Bay Breezes Master, and that the execution thereof is the free act and deed of said corporation. He is personally known to me or has produced his driver's license as identification and did not take an oath.

WITNESS my hand and official seal at Charlotte County, Florida this 4 day of August, 2015.

Vicki L. Chism
Printed Name of Notary:
Vicki L. Chism
Notary Public
Commission No. _____

My Commission Expires:



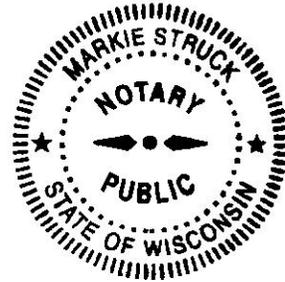
ATTEST:

LEMON BAY BREEZES MASTER ASSOCIATION, INC.

By: Thomas Eastman
Thomas Eastman, Secretary

WITNESSES:

Sam Bucci
Witness Print Name Sam Bucci
Lorraine Enigt
Witness Print Name Lorraine Enigt



STATE OF WI
COUNTY OF DODGE

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of WI at large, personally appeared Thomas Eastman, as Secretary, of LEMON BAY BREEZES MASTER ASSOCIATION, INC., and he acknowledged before me that he is such officer of said corporation; and he executed the foregoing Certificate of Notice for Filing Extension of the Declaration of Restrictions of Lemon Bay Breezes Master, on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that he is authorized to execute said Certificate of Notice for Filing Extension of Declaration of Restrictions of Lemon Bay Breezes Master, and that the execution thereof is the free act and deed of said corporation. He is personally known to me or has produced his driver's license as identification and did not take an oath.

WITNESS my hand and official seal at Dodge County, WI this 27 day of July, 2015.

Markie Struck
Printed Name of Notary
Markie Struck
Notary Public
Commission No. 4/19/2018

My Commission Expires:

LEMON BAY BREEZES MASTER ASSOCIATION, INC.
A Corporation Not-for-Profit

**NOTICE TO ASSOCIATION MEMBERS OF
MEETING OF BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of LEMON BAY BREEZES MASTER ASSOCIATION, INC., will be held at the following date, time and place:

Place of Meeting: Poolside, 1401 So. McCall Rd., Englewood, FL
Date of Meeting: July 20, 2015
Time of Meeting: 2:00 p.m.

The purpose of the meeting is to consider extension of the Declaration of Restrictions for Lemon Bay Breezes Master Association, Inc.

Notice pursuant to Chapter 712.05(1), Florida Statutes:

Lemon Bay Breezes Master Association, Inc. (the "Association") has taken action to ensure that the Declaration of Restrictions of Lemon Bay Breezes, a subdivision, recorded in Official Records Book 863, Page 1897, of the Public Records of Charlotte County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Charlotte County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

This notice has been posted in the community, at its regular posting location, and mailed or hand-delivered to Association members on this 24 day of JULY, 2015.

LEMON BAY BREEZES MASTER
ASSOCIATION, INC.

By: 
ROSARIO BARTOLI
As: President

Re: Notice to Lot Owners Required by Chapter 712, Florida Statutes, to Extend
the Declaration of Restrictions
Lemon Bay Breezes Master Association, Inc.

Dear Lot Owner:

Chapter 712, Florida Statutes is entitled the Marketable Record Title Act. This statute overrides the termination date for deed restrictions, including ours, and provides that all restrictions of record, which are older than 30 years from the root of title, will expire. The law also provides a process for extending the Declaration of Restrictions for an additional 30 years.

On or about May 8, 1986, the Declaration of Restrictions of Lemon Bay Breezes Master, was recorded in the Public Records of Charlotte County. The restrictions for Lemon Bay Breezes Master will expire, and cease to exist, thirty years from their recording date, unless the Association takes appropriate action.

Florida law requires that all lot owners receive at least seven days notice prior to the Board of Directors meeting at which the Board will vote to extend the Declaration for another 30-year time frame. Please consider this letter and the following statements the required statutory notice.

Statement of Marketable Title Action

LEMON BAY BREEZES MASTER ASSOCIATION, INC. ("Association"), has taken action to ensure that the Declaration of Restrictions for Lemon Bay Breezes Master, as recorded in Official Records Book 863, Page 1897, et seq., in the Public Records of Charlotte County, Florida, as may be amended from time to time, is currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be

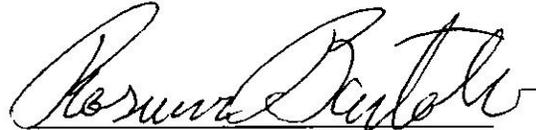
recorded in the Public Records of Charlotte County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

The Board of Directors, at its stated meeting time and place, intends to pass a motion by a vote of not less than two-thirds (2/3rds) of the total directors, with a quorum being present, to extend the Declaration of Restrictions for an additional 30-year time frame.

On July 20, 2015 at 2:00 p.m., the Board of Directors will meet for a Board meeting and shall have on its agenda the vote to extend and preserve the deed restrictions for Lemon Bay Breezes Master. All homeowners are invited to attend the meeting if they so desire.

LEMON BAY BREEZES MASTER
ASSOCIATION, INC.

By:



Rosario Bartoli, President

**MINUTES OF THE BOARD OF DIRECTORS
LEMON BAY BREEZES Master ASSOCIATION, INC.**

Monday, July 20, 2015

Present at the meeting were Directors Rosario Bartoli and on speaker phone was Thomas Eastman. Absent was John Stenger. Owners in the audience Bob Cheely, Bruce Passeo, Dixie Sewell and Bob Viera. Oscar Keuker was present for management.

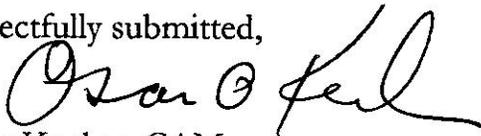
Oscar Keuker brought the meeting to order at 2:00PM.

1. **Proof of Notice of Board Meeting:** Notice was posted on all three bulletin boards and mailed to all owners and the developer together with the Certificate of Notice for filing Extension of Declaration of Restrictions of Lemon Bay Breezes Master Association, Inc. on July 8, 2015.

2. **Renew Master Association Restrictions:** Rosario Bartoli made a motion to renew the restrictions on Lemon Bay Breezes Master Association, Inc., per the attached Certificate of Notice to Owners, mailed on July 8, 2015 and was seconded by Thomas Eastman. **MOTION PASSED UNANIMOUSLY**, by two thirds vote of all the Directors.

3. **Adjournment:** There being no further business before the Board, Tom made a motion to adjourn and was seconded by Ross. **MOTION PASSED UNANIMOUSLY**. Meeting adjourned at 2:03PM

Respectfully submitted,



Oscar Keuker, CAM
Keuker Tax Service, Inc.

August 3, 2015

Lemon Bay Breezes Master Association, Inc.

By: 

Rosario Bartoli
As: President

AFFIDAVIT OF MAILING OF NOTICE TO LOT OWNERS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

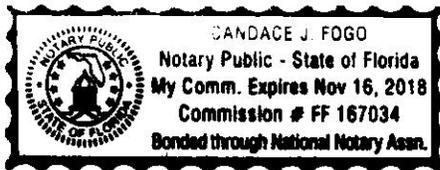
The undersigned officer of the Association, whose name appears at the bottom of this Affidavit, does swear and affirm that notice of the Board meeting of the Association held July 20, 2015, was mailed in accordance with Chapter 712, Florida Statutes, and the By-Laws of the Association, and that said notice was mailed to each lot owner or owners at the address or addresses shown on the attached address lists.

LEMON BAY BREEZES MASTER
ASSOCIATION, INC.

By: Rosario Bartoli
Rosario Bartoli, President

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 8 day of July, 2015, by Rosario Bartoli, as President of LEMON BAY BREEZES MASTER ASSOCIATION, INC., who is personally known to me or has produced a driver's license as identification.



Candace J Foggo
Notary Public
Candace J Foggo
Printed Name of Notary

My Commission Expires: 11/16/18

Commission # FF 167034

Owner Telephone Directory as of 07/08/15

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

~~1401 South McCall Road # LBBG
Lemon Bay B Garage Sale (H)~~

LBM1401	1401 South McCall Road John Stenger (H) 9 Coventry Court Manalapan, NJ 07726		
81301011	1401 South McCall Road # 101A Nico & Phyllis Bruin, Bruce P (H)	941-475-8256	
81301012	1401 South McCall Road # 101B George & Evangeline Kaye (H) 58 Mnor Court Staten Island, NY 10306 E-Mail:vank@superiorconfections.com	941-473-4002	718-667-6556
81301021	1401 South McCall Road # 102A Lilo Rackow (H) 16-30 Montcalm St Ottawa, Ontario Canada, K1S -0A3 16-30 Montcalm St Ottawa Ontario, Canada, K1, S 0A3	941-474-0201	613-232-6922
81301022	1401 South McCall Road # 102B George & Patricia Anderson (H) 238 Country Way Scituata, MA 02066 E-Mail:georgeande@attbicom	941-474-1563	781-545-4478
81301031	1401 South McCall Road # 103A John Borges (H)	941-697-0288	865-856-4216
81301032	1401 South McCall Road # 103B Harry Barnes/Mary McDowell (H) 143 Warner Rd East meredith, NY 13757	941-474-5951	636-282-7278
81301041	1401 South McCall Road # 104A Catherine Schneider (H) 263 Park Forest Blvd Englewood, FL 34223		
81301042	1401 South McCall Road # 104B Howard & Catherine Ricci (H) 186 Branch Rd.		

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	PROPERTY ADDRESS	HOME PHONE	WORK PHONE	CELL PHONE
81301042	1401 South McCall Road # 104B Thomaston, CT 06787			
81301051	1401 South McCall Road # 105A Dan & Barbara Boudreau (H) 47 Kings Landing Private Ottawa Canada K1S 5P8			
81301052	1401 South McCall Road # 105B Kenneth & Kathryn Ludwig (H) 1955 Colwell Circle DeFrance, OH 43512 E-Mail: rkillinger@webtv.net	941-474-9176		407-339-5041
81301061	1401 South McCall Road # 106A Elzbieta Ratajczak (H) 705 Churchill Dr Newington, CT 06111			
81301062	1401 South McCall Road # 106B James & Mary Strollo (H) 1024 Sugartree Dr, No. Lakeland, FL 33813			
81301071	1401 South McCall Road # 107A Richard & Lqaye Chamberlain (H) 331 Wood Dale Dr Hendersonville, NC 28791-7818	2672286495		
81301072	1401 South McCall Road # 107B James & Patricia Mitchell (H) 3 Fiore Ct St Francis, NY 11780	9414745034		6317249363
81301081	1401 South McCall Road # 108A Harold Bruce Dickey (H)		7175151343	
81301082	1401 South McCall Road # 108B Lucien W & Marie Hope (H) 4808 Village North Court Dunwoody, GA 30338 E-Mail: lhope@aol.com	941-473-1664	404-697-9730	770-395-9552
81302011	1401 South McCall Road # 201A Sharon Arieno (H)			
81302012	1401 South McCall Road # 201B Wolodimir & Vera Wolowec (H) 9223 Grace Lane			215-969-7094

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	PROPERTY ADDRESS	HOME PHONE	WORK PHONE	ALT PHONE
81302012	1401 South McCall Road # 201B Minato-ku, Tokyo 108-0073 Philadelphia, PA 19115			
81302021	1401 South McCall Road # 202A Rose N. Najarian (H) 10452 S. Morrow Cir. Dearborne, MI 48126 E-Mail:rosien@peoplepc.com	941-474-3900		313-581-3077
81302022	1401 South McCall Road # 202B Angel & Carmen Niera (H) 138 Bonis Ave Scarborough, ontario Canada M1T 3V9			734-675-7019
81302031	1401 South McCall Road # 203A James C & Dixie L Graham (H) 444 E Arch Street Indianapolis, IN 46202	941-473-2468		317-636-1863
81302032	1401 South McCall Road # 203B Dolores A Jett (H) 75 Englewood Hts Rd Englewood, FL 34223	941-475-7892		9414418064
81302041	1401 South McCall Road # 204A Wayne & Joy Trainor (H) 1414 Country Club Drive Lynn Haven, FL 32444 E-Mail:waynevalpo@aol.com			850-271-0289
81302042	1401 South McCall Road # 204B Stanley & Susan Gorecki (H) 13 Carter Hill Rd Clinton, CT 06413			
81302051	1401 South McCall Road # 205A Terry & Pamela Coleman (H) 4570 N 100 East Freemont, IN 46737			
81302052	1401 South McCall Road # 205B Charles & Kimber-Lee Mitchell (H) 24840 SW 187 Avenue Homestead, FL 33031			
81302061	1401 South McCall Road # 206A Donald F & Karen Fracassi (H) 28695 Monterey Dr	941-473-9320	248-514-9601C	248-356-0960

Owner Telephone Directory as of 07/08/15

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	PROPERTY ADDRESS	HOME PHONE	WORK PHONE	ALT. PHONE
81302061	1401 South McCall Road # 206A Southfield, MI 48076 E-Mail:mayor.don@comcast.net			
81302062	1401 South McCall Road # 206B Ann Veen & Bruce Paasse (H)	941-473-8372		
81302071	1401 South McCall Road # 207A Robert F & Rhonda A Cesario (H) 4219 Royal Palm Dr Bradenton, FL 34210	941-792-2505		941-356-5799
81302072	1401 South McCall Road # 207B George Fisher (H) 7145 Atascadero Lane Tallahassee, FL 32317			
81302081	1401 South McCall Road # 208A Peter & Ann Boulton (H) 16 Lees Close Maiden Head Berkshire, UK SL6 4NU			
81302082	1401 South McCall Road # 208B Terry Yard (H) 4003 Cheverly Dr West Lakeland, CT 06470			203-426-0051
81303011	1401 South McCall Road # 301A Alton M & Marion J Adams (H) 40 William Roe Blvd Newmarket, Ontario Canada L3Y 5N4 E-Mail:alton.adams@sympatico.ca	941-475-5559		905-625-5475
81303012	1401 South McCall Road # 301B Robert Viera (H)			
81303021	1401 South McCall Road # 302A Dixie Sewell (H) E-Mail:dixxies@aol.com	941-475-1124		
81303022	1401 South McCall Road # 302B Thomas & Doris Eastman (H) 6724 West Navajo Dr. Palo Heights, IL 60463 E-Mail:teastman@enc.k12.il.us	941-473-3618		708-824-9377
81303031	1401 South McCall Road # 303A Joseph & Berta Espineira (H)	941-475-0345		732-249-9836

Owner Telephone Directory as of 07/08/15

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	PROPERTY ADDRESS	HOME PHONE	WORK PHONE	ALT. PHONE
81303031	1401 South McCall Road # 303A 208B Vernon Rd Monroe Twp, NJ 08831			
81303032	1401 South McCall Road # 303B Robert E & Joan Cheely (H) E-Mail:robertjoanc@aol.com	941-473-9787		
81303041	1401 South McCall Road # 304A David & Kathleen Nowick (H)	7742742044		
81303042	1401 South McCall Road # 304B Ronald Catania (H) P O Box 477 Parlin, NJ 08859			732-525-0534
81303051	1401 South McCall Road # 305A Rebecca S Ross (H) 229 Baeker Rd Apt 112 Michigan City, IN 46360	941-473-2035		845-986-9845
81303052	1401 South McCall Road # 305B Robbin Larson (H) 225 40th St Clear Lake, WI 54005-5887			7154913979
81303061	1401 South McCall Road # 306A Philip D & Susan K Bauer (H) 6975 Limerick Onsted, MI 49265 E-Mail:spbauer@frontiernet.net			517-467-6676
81303062	1401 South McCall Road # 306B Lynn & Karen Pelan (H) 980 Country Rd W. S-71 Freemont, NE		8006508710	4023802463
81303071	1401 South McCall Road # 307A Edward & Denise Lines (H)	941-828-2631		
81303072	1401 South McCall Road # 307B Michael & Rose Kane (H) 6020 Gordon Ave NW Cedar Rapids, IA 82405			
81303081	1401 South McCall Road # 308A Ross Bartoli (H)	941-474-6511	941-475-9492	
81303082	1401 South McCall Road # 308B Bernard J & Nancy G Pagurko (H)	941-473-1951		207-655-3397

Owner Telephone Directory as of 07/08/15

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	PROPERTY ADDRESS	HOME PHONE	WORK PHONE	ALT. PHONE
81303082	1401 South McCall Road # 308B P O Box 279 Raymond, ME 04071-0279			
LBBM1401	1401 South McCall Road # 4000 Lemon Bay Breezes Condominium (H)	941-766-0635		

Total Properties Listed: 51

Serial Number
15-00825T

Business Observer

Published Weekly
Port Charlotte, Charlotte County, Florida

COUNTY OF CHARLOTTE

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Adella Summers who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte, Charlotte County, Florida; that the attached copy of advertisement,

being a Statement of Marketable Title Action

in the matter of Statement of Marketable Title Action to the Attention of all Lot/Unit Owners, Lemon Bay Breezes Master Association, Inc.

in the Court, was published in said newspaper in the issues of 9/4/2015, 9/11/2015

Affiant further says that the said Business Observer is a newspaper published at Port Charlotte, Charlotte County, Florida, and that said newspaper heretofore been continuously published and has been entered as periodicals matter at the Post Office in Port Charlotte in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**Statement of Marketable
Title Action to the Attention of all
Lot/Unit Owners,
Lemon Bay Breezes Master
Association, Inc.**

At a properly called Board of Directors' meeting, held at 2:00 p.m. at the Lemon Bay Breezes pool area, 1401 South McCall Rd., Englewood, Florida, on Monday, July 20, 2015, Lemon Bay Breezes Master Association, Inc. (the "Association") through its Board of Directors took action to ensure that the Declaration of Restrictions for Lemon Bay Breezes Master, recorded in Official Records Book 863, Pages 1897, et seq., of the Public Records of Charlotte

County, Florida, as may be amended from time to time, currently burden the property of each and every member of the Association, retain its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association caused the notice required by Chapter 712, Florida Statutes, to be recorded in Official Record Book 4004, Page 1325, et. seq., of the Public Records of Charlotte County, Florida on August 25, 2015. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

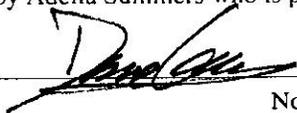
September 4, 11, 2015 15-00825T


Adella Summers

Sworn to and subscribed before me this

11th day of September, 2015 A.D.

by Adella Summers who is personally known to me.



Notary Public, State of Florida
(SEAL)



Dave Groh
COMMISSION # FF178276
EXPIRES: November 20, 2018
WWW.AARONNOTARY.COM