

**BBC voting rules on:**

1. on Matters of Material Alterations (to the property which change the appearance, or the usage, or the quality of life) require 131 min votes to pass.
2. on Amendments to BBC's documents (Declaration, Articles of Incorporation, Bylaws) require 75% of those voting with a minimum of 131 in favor to pass (count is higher after 175 or more owners vote).
3. on Matters of (Association) Real Property - the purchase, sale or exchange - requires 75% of total voting interests or a minimum of 148 votes to pass.

Material alterations are not common repairs, safety repairs, structure not being up to code, or other things that the Board does have the power to do without an owner vote.

BOD approved 12-31-2024; Recorded in Lee County 5-5-2025

# BBC Units Casting a Vote	Material Alteration votes need 131 min votes YES/IN FAVOR or that choose the same option among several	Current minimum '131' YES/IN FAVOR votes for choice to be adopted	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner
<130		vote does not meet min. 131	
131	98.3	131	1
132	99.0	131	2
133	99.8	131	3
134	100.5	131	4
135	101.3	131	5
136	102.0	131	6
137	102.8	131	7
138	103.5	131	8
139	104.3	131	9
140	105.0	131	10
141	105.8	131	11
142	106.5	131	12
143	107.3	131	13
144	108.0	131	14
145	108.8	131	15
146	109.5	131	16
147	110.3	131	17
148	111.0	131	18
149	111.8	131	19
150	112.5	131	20
151	113.3	131	21
152	114.0	131	22
153	114.8	131	23
154	115.5	131	24
155	116.3	131	25
156	117.0	131	26
157	117.8	131	27
158	118.5	131	28
159	119.3	131	29

# BBC Units Casting a Vote	<i>Material Alteration votes need 131 min votes YES/IN FAVOR or that choose the same option among several</i>	<b>Current minimum '131' YES/IN FAVOR votes for choice to be adopted</b>	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner
160	120.0	131	30
161	120.8	131	31
162	121.5	131	32
163	122.3	131	33
164	123.0	131	34
165	123.8	131	35
166	124.5	131	36
167	125.3	131	37
168	126.0	131	38
169	126.8	131	39
170	127.5	131	40
171	128.3	131	41
172	129.0	131	42
173	129.8	131	43
174	130.5	131	44
175	131.3	131	45
176	132.0	131	46
177	132.8	131	47
178	133.5	131	48
179	134.3	131	49
180	135.0	131	50
181	135.8	131	51
182	136.5	131	52
183	137.3	131	53
184	138.0	131	54
185	138.8	131	55
186	139.5	131	56
187	140.3	131	57
188	141.0	131	58
189	141.8	131	59
190	142.5	131	60
191	143.3	131	61
192	144.0	131	62
193	144.8	131	63
194	145.5	131	64
195	146.3	131	65
196	147.0	131	66
197	147.8	131	67
198	148.5	131 (if C-126 votes)	68 (if C-126 votes)

**BBC voting rules on:**

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2. on Amendments to BBC's documents (Declaration, Articles of Incorporation, Bylaws) require 75% of those voting with a minimum of 131 in favor to pass (count is higher after 175 or more owners vote).
3. on Matters of (Association) Real Property - the purchase, sale or exchange - requires 75% of total voting interests or a minimum of 148 votes to pass.

Material alterations are not common repairs, safety repairs, structure not being up to code, or other things that the Board does have the power to do without an owner vote.

BOD approved 4-08-2008; Recorded in Lee County 5-27-2008

# BBC Units Casting a Vote	<i>Document Amendment Votes need 75% or more of those VOTING to vote YES/IN FAVOR or choose the same option among several choices</i>	Current minimum '131' YES/IN FAVOR votes for amendment to be adopted (min count is higher after 175 or more owners vote)	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner
<99		vote does not meet min. 131	
100	75.0	vote does not meet min. 131	
101	75.8	vote does not meet min. 131	
102	76.5	vote does not meet min. 131	
103	77.3	vote does not meet min. 131	
104	78.0	vote does not meet min. 131	
105	78.8	vote does not meet min. 131	
106	79.5	vote does not meet min. 131	
107	80.3	vote does not meet min. 131	
108	81.0	vote does not meet min. 131	
109	81.8	vote does not meet min. 131	
110	82.5	vote does not meet min. 131	
111	83.3	vote does not meet min. 131	
112	84.0	vote does not meet min. 131	
113	84.8	vote does not meet min. 131	
114	85.5	vote does not meet min. 131	
115	86.3	vote does not meet min. 131	
116	87.0	vote does not meet min. 131	
117	87.8	vote does not meet min. 131	
118	88.5	vote does not meet min. 131	
119	89.3	vote does not meet min. 131	
120	90.0	vote does not meet min. 131	
121	90.8	vote does not meet min. 131	
122	91.5	vote does not meet min. 131	
123	92.3	vote does not meet min. 131	
124	93.0	vote does not meet min. 131	
125	93.8	vote does not meet min. 131	
126	94.5	vote does not meet min. 131	
127	95.3	vote does not meet min. 131	

# BBC Units Casting a Vote	<i>Document Amendment Votes need 75% or more of those VOTING to vote YES/IN FAVOR or choose the same option among several choices</i>	<b>Current minimum '131' YES/IN FAVOR votes for amendment to be adopted (min count is higher after 175 or more owners vote)</b>	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner
128	96.0	vote does not meet min. 131	
129	96.8	vote does not meet min. 131	
130	97.5	vote does not meet min. 131	
131	98.3	131	1
132	99.0	131	2
133	99.8	131	3
134	100.5	131	4
135	101.3	131	5
136	102.0	131	6
137	102.8	131	7
138	103.5	131	8
139	104.3	131	9
140	105.0	131	10
141	105.8	131	11
142	106.5	131	12
143	107.3	131	13
144	108.0	131	14
145	108.8	131	15
146	109.5	131	16
147	110.3	131	17
148	111.0	131	18
149	111.8	131	19
150	112.5	131	20
151	113.3	131	21
152	114.0	131	22
153	114.8	131	23
154	115.5	131	24
155	116.3	131	25
156	117.0	131	26
157	117.8	131	27
158	118.5	131	28
159	119.3	131	29
160	120.0	131	30
161	120.8	131	31
162	121.5	131	32
163	122.3	131	33
164	123.0	131	34
165	123.8	131	35
166	124.5	131	36
167	125.3	131	37
168	126.0	131	38
169	126.8	131	39
170	127.5	131	40
171	128.3	131	41
172	129.0	131	42

# BBC Units Casting a Vote	Document Amendment Votes need 75% or more of those VOTING to vote YES/IN FAVOR or choose the same option among several choices	Current minimum '131' YES/IN FAVOR votes for amendment to be adopted (min count is higher after 175 or more owners vote)	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner
173	129.8	131	43
174	130.5	131	44
<b>Note: when 175 or more Owners vote, the minimum number of YES/IN FAVOR votes increases above 131</b>			
175	131.3	132	44
176	132.0	132	45
177	132.8	133	45
178	133.5	134	45
179	134.3	135	45
180	135.0	135	46
181	135.8	136	46
182	136.5	137	46
183	137.3	138	46
184	138.0	138	47
185	138.8	139	47
186	139.5	140	47
187	140.3	141	47
188	141.0	141	48
189	141.8	142	48
190	142.5	143	48
191	143.3	144	48
192	144.0	144	49
193	144.8	145	49
194	145.5	146	49
195	146.3	147	49
196	147.0	147	50
197	147.8	148	50
198	148.5	149 (if C-126 votes)	50 (if C-126 votes)

**BBC voting rules on:**

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2. on Amendments to BBC's documents (Declaration, Articles of Incorporation, Bylaws) require 75% of those voting with a minimum of 131 in favor to pass (count is higher after 175 or more owners vote).
3. on Matters of (Association) Real Property - the purchase, sale or exchange - requires 75% of total voting interests or a minimum of 148 votes to pass.

Material alterations are not common repairs, safety repairs, structure not being up to code, or other things that the Board does have the power to do without an owner vote.

BOD approved 4-08-2008; Recorded in Lee County 5-27-2008

# BBC Units Casting a Vote	Real Property Votes need 75% or more of total voting interests - voting interests is 197, 75% of 197 = 148	Current minimum '148' YES/IN FAVOR votes for Purchase, Sale, Exchange of real property	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner	
<147	vote does not meet min of voting interests	Vote to be retaken to get more owners engaged to vote or topic is dropped		
148	is 75% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	1
149	is 75% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	2
150	is 76% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	3
151	is 76% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	4
152	is 77% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	5
153	is 77% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	6
154	is 78% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	7
155	is 78% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	8
156	is 79% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	9
157	is 79% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	10
158	is 80% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	11
159	is 80% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	12
160	is 81% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	13
161	is 81% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	14
162	is 82% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	15
163	is 82% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	16
164	is 83% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	17
165	is 83% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	18
166	is 84% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	19
167	is 84% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	20
168	is 85% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	21
169	is 85% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	22
170	is 86% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	23
171	is 86% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	24
172	is 87% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	25
173	is 87% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	26
174	is 88% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	27
175	is 88% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	28
176	is 89% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	29
177	is 89% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	30
178	is 90% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	31
179	is 90% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	32
180	is 91% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	33
181	is 91% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	34
182	is 92% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	35
183	is 92% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	36
184	is 93% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	37
185	is 93% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	38
186	is 94% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	39
187	is 94% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	40
188	is 95% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	41
189	is 95% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	42
190	is 96% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	43
191	is 96% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	44
192	is 97% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	45
193	is 97% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	46
194	is 98% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	47
195	is 98% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	48
196	is 99% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	49
197	is 100% of 197 voting interests	need min 148 votes in favor of an Purchase, Sale, Exchange of property	148	50

<b># BBC Units Casting a Vote</b>	<i>Real Property Votes need 75% or more of total voting interests - voting interests is 197, 75% of 197 = 148</i>	<b>Current minimum '148'</b> <b>YES/IN FAVOR votes for Purchase, Sale, Exchange of real property</b>	If a voted choice/option equals or exceeds this number then it is not possible for the other choice/option to be called a winner	
198	<i>unit C-126 is association owned, not voting member, recalculate above % if C-126 votes</i>	<i>need min 148 votes in favor of an Purchase, Sale, Exchange of property</i>	<b>148</b>	51 (if C-126 votes)

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**BOD approved 12-31-2024; Recorded in Lee County 5-5-2025**

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller  
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Naples, Florida 34103  
239-241-7380

**CERTIFICATE OF AMENDMENT  
TO THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM  
OF  
BONITA BEACH CLUB**

I HEREBY CERTIFY that the following amendment to the Amended and Restated Declaration of Condominium of Bonita Beach Club, A Condominium, was duly approved and adopted by the members of Bonita Beach Club Association, Inc. at the duly-noticed meeting of the membership called for that purpose, at which a quorum was present, held on December 31, 2024.

The original Declaration of Condominium of Bonita Beach Club, A Condominium, including the legal description of the Lee County, Florida real property subject to this amendment is recorded at OR Book 1215 PG 95, et. seq., of the Public Records of Lee County, Florida.

The Amended and Restated Declaration of Condominium of Bonita Beach Club, A Condominium subject to this amendment is recorded at OR Book 2292 PG 3208, et. seq., of the Public Records of Lee County, Florida.

Additions are underlined.  
Deletions are ~~stricken through~~.

Section 7.4 of the Amended and Restated Declaration of Condominium shall be amended as follows:

(Sections 7.1 through 7.3 Remain Unchanged)

7.4 Except as provided above as to changes made by an owner with Association approval, any material alteration of or substantial addition to the Common Elements or Association Property shall require the approval of ~~seventy-five percent (75%) of the voting interests present, in person or by proxy, and voting at a duly noticed meeting of the Association, provided that such vote constitutes at least one hundred thirty-one (131) votes in favor of such alteration or addition, present, in person or by proxy, and voting at a duly noticed meeting of the Association.~~ Necessary maintenance of the Common Elements or Association Property, regardless of the level of expenditure, is the responsibility of the Board of Directors. Any material alteration votes that occurred from the time of Hurricane IAN in September of 2022 to the date of this vote shall not be eligible for a revote unless there is a significant change in the applicable laws (i.e. FEMA) and the common element in question will be completely destroyed by a subsequent hurricane. The purchase, sale or exchange of real property by the Association, may be effectuated only by a vote of seventy-five percent (75%) of the total voting interests.

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3. on Matters of (Association) Real Property - the purchase, sale or exchange - requires 75% of total voting interests or a minimum of 148 votes to pass.

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BOD approved 4-08-2008; Recorded in Lee County 5-27-2008

INSTR # 2008000140314, Doc Type CER, Pages 3, Recorded 05/27/2008 at 01:40 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee \$27.00 Deputy Clerk VBADKE

**CERTIFICATE OF AMENDMENT**  
**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM**  
**BONITA BEACH CLUB, A CONDOMINIUM**  
**AMENDED AND RESTATED ARTICLES OF INCORPORATION**  
**AMENDED AND RESTATED BYLAWS**  
**BONITA BEACH CLUB ASSOCIATION, INC.**

I HEREBY CERTIFY that the following amendments to the Amended and Restated Declaration of Condominium of Bonita Beach Club, a Condominium, the Amended and Restated Articles of Incorporation and Amended and Restated Bylaws of Bonita Beach Club Association, Inc. were duly adopted by the Association membership at the duly noticed special members' meeting of the Association on the 8<sup>th</sup> day of April, 2008. Said amendments were approved by a proper percentage of voting interests of the Association. The original Declaration of Condominium is recorded at O.R. Book 1239, Page 437 *et seq.*, of the Public Records of Lee County, Florida. The Amended and Restated Declaration of Condominium is recorded at O.R. Book 2292, Page 3208 *et seq.*, of the Public Records of Lee County, Florida.

Additions indicated by underlining.  
Deletions indicated by ~~striking-through~~.

**Amendment: Article 7.4, Amended and Restated Declaration of Condominium**

**7. COMMON ELEMENTS**

(Sections 7.1 through 7.3 Remain Unchanged.)

7.4. Except as provided above as to changes made by an owner with Association approval, any material alteration of, or substantial additions to, the eCommon eElements or Association section amended 12-31-2024, at a duly noticed meeting of the seventy-five percent (75%) of the hundred thirty-one (131) votes in favor of su Association the responsibility of the Board of Directors. The purchase, sale or exchange of real property by the Association, may be effectuated only by a vote of seventy-five percent (75%) of the total voting interests.

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section amended 12-31-2024,  
recorded 5-5-2025

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**Amendment: Article 14.2, Amended and Restated Declaration of Condominium**

14. **AMENDMENTS** – Amendments to any-to the Declaration of Condominium documents shall be in accordance with the following:

(Section 14.1 Remains Unchanged.)

**14.2 REGULAR AMENDMENTS** – Amendments may be enacted by a favorable vote of the owners of seventy-five percent (75%) of the ~~total~~-voting interests present, in person or by proxy, and voting at a duly noticed meeting of-in-the Association, provided that such vote constitutes at least one hundred thirty-one (131) votes in favor of the amendment.

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**Amendment: Article VII, Amended and Restated Articles of Incorporation**

**ARTICLE VII  
AMENDMENT OF ARTICLES OF INCORPORATION:**

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

An amendment may be proposed by either the Board of Directors or by ten percent (10%) of the voting interests.

The amendment must be approved by a vote of seventy-five percent (75%) of the voting interest of the Corporation present, in person or by proxy, and voting at a duly noticed meeting of the Association, provided that such vote constitutes at least one hundred thirty-one (131) votes in favor of the amendment.

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**Amendment: Article 9.3, Amended and Restated Bylaws**

9. **BY-LAWS AMENDMENTS** – Amendments to the Bylaws shall be adopted in the following manner:

(Sections 9.1. through 9.2. Remain Unchanged)

**9.3. ADOPTION OF AMENDMENTS** – A resolution or written agreement adopting a proposed amendment must receive approval of seventy-five percent (75%) of the voting interests present, in person or by proxy, and voting at a duly noticed meeting of the Association, provided that such vote constitutes at least one hundred thirty-one (131) votes in favor of the amendment.

(Remainder of Article 9 Remains Unchanged.)

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