

Gulf 'n Bay Condominium Association, Inc.  
c/o Keys-Caldwell, Inc.  
1162 Indian Hills Blvd.  
Venice, FL 34293

sent via Certified Mail

December 30, 2016

THIS MATERIAL IS OF GREAT IMPORTANCE. PLEASE READ  
THE LETTER BELOW.

Dear Owner:

The Association membership voted to waive the fire sprinkler retrofit and the retrofit of guardrails and handrails as permitted by Chapter 718.112(2)(l) and 718.1085, Florida Statutes. Attached for your records is a copy of the recorded Certificate of Opt-Out Waiver, reflecting the vote taken and as signed by the Association's Corporate officers. This Certificate was recorded in the Public Records of Sarasota County, Florida on December 14, 2016. Also enclosed is a copy of the signed Retrofit Reports provided to the Florida Division of Condominiums, Timeshare and Mobile Homes as is required by the Florida Statutes.

As is required by Florida law:

1. **Leased Units.** If your condominium unit is tenant occupied, please post a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and copies of the enclosed Retrofit Reports in your unit in a conspicuous place. Please review this matter from time to time to ensure that the Statutory posting requirement remains active.

**2. All Units.** At the time you sell the unit, then a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and a copy of the enclosed Retrofit Reports must be provided to your unit's purchaser.

Thank you for your prompt attention to this matter. If there are questions, please contact the Association's office at 408-8293.

Very Truly Yours,

Board Members  
Gulf 'n Bay Condominium  
Association, Inc.

Enclosures

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016154071 4 PG(S)  
December 14, 2016 11:28:11 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293

CERTIFICATE  
OF

Gulf 'n Bay Condominium Association, Inc.  
SPRINKLER SYSTEM, HANDRAIL AND GUARDRAIL  
RETROFIT OPT-OUT WAIVER REQUIREMENT

Gulf 'n Bay Condominium Association, Inc., its address being c/o Keys-Caldwell, Inc., 1162 Indian Hills Blvd., Venice, FL 34293, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Gulf 'n Bay Apartments, a condominium, is recorded in O.R. Book 829, Page 24, of the Public Records of Sarasota County, Florida. The vote to waive Sprinkler System, Handrail and Guardrail Retrofit Requirement as permitted by Chapters 718.112(l) and 718.1085, Florida Statutes, was submitted to the entire membership of the Association by consent form, and approved by affirmative vote in excess of Fifty percent (50%) of the total membership of the Association regarding the fire sprinkler retrofit waiver and in excess of two-thirds (2/3rds) for the handrail and guardrail retrofit waiver, as required by these provisions of the Condominium Act.

A copy of the signed and completed Retrofitting Report for Condominiums regarding this matter, as submitted to the Florida Division of Condominium, is attached.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 14th day of December, 2016.

ATTEST:

Gulf 'n Bay Condominium Association, Inc.

By: Lindsey Letcher  
Lindsey Letcher, as Secretary

By: Wayne Nestor  
Wayne Nestor, as President


WITNESSES:

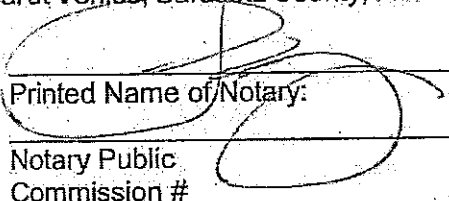
Warren Wood  
Print Name: Warren J. Wood

Mark Reese  
Print Name: Mark Reese

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Wayne Nesbit, as President and Lindsey Letcher, as Secretary, of Gulf 'n Bay Condominium Association, Inc., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

 WITNESS my hand and official seal at Venice, Sarasota County, Florida this day of December, 2016.

  
Printed Name of Notary:

Notary Public  
Commission # \_\_\_\_\_

My Commission Expires:



JACALYN K. WOOD  
MY COMMISSION # EE 884310  
EXPIRES: April 20, 2017  
Bonded Thru Budget Notary Services

### RETROFITTING REPORT FOR CONDOMINIUMS

Name of condominium? Gulf 'n Bay Apartments, a condominium

Name of the association? Gulf 'n Bay Condominium Association, Inc.

The condominium FCTMH file number?

Condominium# [0][4][4][7][1]

(Insert one number per block - to be found in the division's annual billing statement)

Condominium Associations are required to report to the Division of Florida Condominiums, Timeshares, and Mobile Homes (FCTMH) certain information regarding the membership vote to waive retrofitting requirements for fire sprinkler systems and handrails and guardrails. See Chapters 2003-14 and 2004-80, Laws of Florida.

Please select the retrofitting information provided in this report (select only one, provide two reports if waiving requirements for both fire sprinkler systems and handrails and guardrails).

fire sprinkler systems

handrails and guardrails

(Mark an "X" in any applicable block and complete all requested information.)

1.  The above-named condominium has voted to waive retrofitting as indicated above (please complete all blanks). The vote to waive retrofitting requirements was conducted:

at a duly-called meeting of the association on \_\_\_\_\_ (fill in date); and/or

by execution of written consents.

The specific results of that voting was...

31 The number of unit owners voting to waive the State of Florida requirements.

0 The number of unit owners voting not to waive the State of Florida requirements.

50 The total number of voting interests in the condominium association.

A certificate attesting to this vote is recorded in the County of Sarasota, Florida.

Book number \_\_\_\_\_ Page number \_\_\_\_\_ Instrument No. 2016154071

2.  The above-named condominium did not waive retrofitting requirements. Commencement of the retrofitting project took place on \_\_\_\_\_ (fill in date).

The per unit cost of the retrofitting project is: \$ \_\_\_\_\_

3.  The above-named condominium already has fire sprinklers or handrails and guardrails installed pursuant to the requirements and guidelines of Chapter 633, Florida Statutes.

4. Please provide the last date the Association filed its Annual Report with the Office of the Florida Secretary of State: April 13, 2016 (fill in date).

Signed and attested to by: Wayne Nesbit Corporate Officer

(Signature)

Wayne Nesbit

President

December 6, 2016

(Print Name)

(Title)

(Date)

Return by mail to:

Department of Business and Professional Regulation  
Division of Florida Condominiums, Timeshares, and Mobile Homes  
1940 North Monroe Street, Tallahassee, Florida 32399-1033  
Attention: RETROFITTING CERTIFICATION

or

FAX this report to 1.850.921.5445

This information is subject to Florida's Public Records Law and will be provided to the Florida Division of State Fire Marshal of the Department of Financial Services.

### RETROFITTING REPORT FOR CONDOMINIUMS

Name of condominium? Gulf 'n Bay Apartments, a condominium

Name of the association? Gulf 'n Bay Condominium Association, Inc.

The condominium FCTMH file number?

Condominium# [0][4][4][7][1]

(Insert one number per block -- to be found in the division's annual billing statement)

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Please select the retrofitting information provided in this report (select only one, provide two reports if waiving requirements for both fire sprinkler systems and handrails and guardrails.

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handrails and guardrails

(Mark an "X" in any applicable block and complete all requested information.)

1.  The above-named condominium has voted to waive retrofitting as indicated above (please complete all blanks). The vote to waive retrofitting requirements was conducted:

at a duly-called meeting of the association on \_\_\_\_\_ (fill in date); and/or  
 by execution of written consents.

The specific results of that voting was...

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0 The number of unit owners voting not to waive the State of Florida requirements.

50 The total number of voting interests in the condominium association.

A certificate attesting to this vote is recorded in the County of Sarasota, Florida.

Book number \_\_\_\_\_ Page number \_\_\_\_\_ Instrument No. 2016 154071

2.  The above-named condominium did not waive retrofitting requirements. Commencement of the retrofitting project took place on \_\_\_\_\_ (fill in date).  
The per unit cost of the retrofitting project is: \$ \_\_\_\_\_

3.  The above-named condominium already has fire sprinklers or handrails and guardrails installed pursuant to the requirements and guidelines of Chapter 633, Florida Statutes.

4. Please provide the last date the Association filed its Annual Report with the Office of the Florida Secretary of State: April 13, 2016 (fill in date).

Signed and attested to by: Wayne Nesbit, Corporate Officer  
(Signature)

Wayne Nesbit  
(Print Name)

President  
(Title)

December 6, 2016  
(Date)

Return by mail to:

Department of Business and Professional Regulation  
Division of Florida Condominiums, Timeshares, and Mobile Homes  
1940 North Monroe Street, Tallahassee, Florida 32399-1033  
Attention: RETROFITTING CERTIFICATION

or

FAX this report to 1.850.921.5446

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