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March 31, 2026

*Via first class mail*

John Harty, President  
Sandpiper Golf & Country Club Property Owner's Association, Inc.  
5883 Mallard Dr.  
Lakeland, FL 33809

Re: Certificate of Amendment to Sandpiper Golf & Country Club's Bylaws

Dear John:

Enclosed, please find the original *Certificate of Amendment to Sandpiper Golf & Country Club's Second Amended and Restated Bylaws* recorded on March 6, 2026 in O.R. Book 13908, Pages 1697-1699. As this is an original, it should be kept in a secure location with the association's official records. Please ensure a copy of the recorded document is furnished to each homeowner, or a copy of the recorded documents is posted on the association's website and notice given to each homeowner. I have retained a copy for my file. If you have any questions, do not hesitate to contact me.

Very truly yours,  
BOSWELL & DUNLAP LLP



Robert C. Chilton

Enclosures (as stated)  
cc: [president@sandpiperpoa.com](mailto:president@sandpiperpoa.com)



INSTR # 2026055489  
BK 13908 Pgs 1697-1699 PG(s)3  
RECORDED 03/06/2026 04:02:39 PM  
STACY H. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES \$27.00  
RECORDED BY shakcamp

This instrument prepared by:

Robert C. Chilton, Esq.  
Boswell & Dunlap, LLP  
245 S. Central Ave.  
Bartow, FL 33830  
(863) 533-7117

**CERTIFICATE OF AMENDMENT TO  
SANDPIPER GOLF & COUNTRY CLUB'S  
SECOND AMENDED AND RESTATED BYLAWS**

**WHEREAS, Sandpiper Golf & Country Club Property Owners' Association, Inc.** ("Association") is a Florida not-for-profit corporation and the homeowners' association for the Sandpiper Golf & Country Club Community located in Polk County, Florida;

**WHEREAS,** the Association's original Declaration of Covenants, Conditions and Restrictions was recorded on June 18, 1987 in O.R. Book 2538, Page 2024 et seq., public records of Polk County, Florida, and have been amended, supplemented and restated from time to time;

**WHEREAS,** the Association's Second Amended and Restated Bylaws were recorded on June 21, 2016 in O.R. Book 9856, Page 25 et seq., public records of Polk County, Florida;

**WHEREAS,** pursuant to Article XIII § 1 of the Bylaws, the same may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy; and

**WHEREAS,** at its duly noticed and called membership meeting held on August 19, 2025, at which a quorum was present, the below-described amendment to the Bylaws was duly approved and adopted by the vote of more than a majority of a quorum of members present in person or by proxy;

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS** that the undersigned, as officers and on behalf of the Association, pursuant to the Florida Not For Profit Corporation Act, the Homeowners' Association Act and the Bylaws, do hereby certify and attest that the following amendment to the Bylaws has been duly and properly approved and adopted by the Association's Members (deletions are ~~stricken through~~; additions are underlined; words already underlined in the Bylaws are underlined twice):

**Article III § 4 of the Bylaws is amended as follows:**

Section 4. Quorum. The presence of fifteen percent (15%) of the votes of the membership of the Association (in person or by proxy or absentee ballot) at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice or other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

**Article III § 6 of the Bylaws is created as follows:**

Section 6. Absentee Ballots. ~~If authorized in advance by the Board,~~ Members may also vote at a membership meeting by absentee ballot, in a form approved by the Board, and the submission of an absentee ballot shall count toward the meeting quorum.


**ALL OTHER PROVISIONS OF THE BYLAWS REMAIN IN FULL FORCE AND EFFECT.**

[continue to following page]

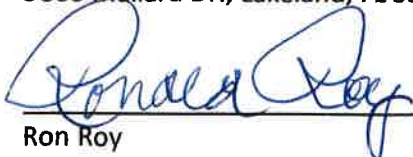
**IN WITNESS WHEREOF**, the undersigned, on behalf of the Association have hereunto affixed our hands this 6<sup>th</sup> day of March, 2026.

**Signed, Sealed and Delivered  
in the Presence of:**

**Sandpiper Golf & Country Club Property Owner's  
Association, Inc.**

  
\_\_\_\_\_  
Jaimie Ripper  
5883 Mallard Dr., Lakeland, FL 33809

  
\_\_\_\_\_  
Edward Beffa, President

  
\_\_\_\_\_  
Ron Roy  
5883 Mallard Dr., Lakeland, FL 33809

**ATTEST:**

  
\_\_\_\_\_  
Melissa Donovan, Secretary  
5883 Mallard Dr., Lakeland, FL 33809

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing was executed and acknowledged before me by means of physical presence this 6<sup>th</sup> day of March, 2026 by Edward Beffa, as President, and Melissa Donovan, as Secretary, of Sandpiper Golf & Country Club Property Owner's Association, Inc.



**JAIMIE RIPPE**  
Notary Public, State of Florida  
My Comm. Expires June 8, 2029  
Commission No. HH 685312

  
\_\_\_\_\_  
Notary Public – State of Florida  
Type of ID Produced: drivers' licenses