

NOB HILL BUSINESS CENTER  
CONDOMINIUM ASSOCIATION, INC.

5385 N. Nob Hill Road  
Sunrise, Florida 33351

**SECOND NOTICE OF ANNUAL MEETING – NO ELECTION**

February 22, 2024

Dear Unit Owner:

You are hereby notified that the Annual Meeting of Nob Hill Business Center Condominium Association, Inc., will be held on Thursday, **March 7, 2024, at 2:00 p.m.**, at the GMS Conference Room located at 5385 North Nob Hill Road, Sunrise, Florida 33351, and via Zoom video conference:

**Join Zoom Meeting <https://zoom.us/join> Meeting ID: 842 4458 5770 Passcode: MTB6Sz**

As you were previously notified, the Florida Statutes, Chapter 718, required any eligible person who desired to be a candidate for the Board of Directors to provide written notice to the Association of their intent to run no less than forty (40) days prior to the scheduled election. In accordance with the Association's By-laws, at a duly-noticed Board of Director's meeting held on February 15, 2024, the Board voted to expand the current board from three (3) members to five (5) members. Five (5) eligible owners timely submitted their names as candidates for the Board of Directors. Accordingly, those owners will automatically be elected to the Board on the date of the Annual Meeting, and no election is necessary.

Although we will not be conducting an election, in order for the Annual Meeting to take place, and for voting on proposed amendment(s) to the Declaration of Condominium – to expressly authorize the Association to assign parking spaces for the exclusive use of unit owners, and their invitees (the number of assigned parking spaces corresponds with the size of the unit) – the presence of a majority of owners, in person or by proxy, is required to constitute a quorum in order for business to be conducted. Additionally, the Association is seeking to make material alterations to the exterior common elements of the building, more specifically a change in the exterior paint scheme. This change also requires a vote of the unit owners in order to proceed with the material alterations and a copy of the two (2) proposed paint/color scheme options are enclosed herewith. Please note these paint/color scheme options are subject to change contingent upon the chosen paint vendor/supplier but the color scheme being voted on will generally be similar to the options shown in the attachment. If you intend to vote in favor of the color change, please choose only ONE (1) paint/color scheme option. A Limited Proxy containing the proposed amendment to the Declaration and material alteration is therefore enclosed as well. Generally, the proxy is used for the purpose of appointing another person to appear at the Annual Meeting, on your behalf, to establish a quorum in the event that you are unable to attend. In this case it is also used as the "ballot" through which you may cast your vote on the proposed amendment(s). Please complete the proxy by indicating your vote on the question presented (the Board recommends a "yes" vote), by signing the proxy, and returning it to the Association at **MANAGER Patrick Burgess, 5385 North Nob Hill Road, Sunrise, Florida 33351**, as soon as possible. You may also email your completed, signed proxy to **[PBurgess@gmssf.com](mailto:PBurgess@gmssf.com)** with copy to **[KNelson@calmfla.com](mailto:KNelson@calmfla.com)**. In order for the proposed amendment and material alteration to pass, it must be approved by at least two-thirds (2/3) of the total voting interests of the Association.

Enclosed please find additional information regarding the proposed amendment, as well as the Agenda for the meeting, which will also be posted on the Condominium property as required by the Florida Statutes.

*/s/ Timothy Smith*

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Timothy Smith, Chairman  
for the Board of Directors  
Nob Hill Business Center Condominium Association, Inc.

Enclosures

2024 - Nob Hill -- Second Notice Sent 2024-02-22.docx

NOB HILL BUSINESS CENTER  
CONDOMINIUM ASSOCIATION, INC.

**ANNUAL MEMBERSHIP MEETING**

Thursday, March 7, 2024 2:00 p.m.

GMS Conference Room  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
& VIA ZOOM:

Join Zoom Meeting <https://zoom.us/join>  
Meeting ID: 842 4458 5770 Passcode: MTB6Sz

AGENDA

1. CALL TO ORDER
2. PROOF OF NOTICE OF MEETING
3. ROLL CALL / CERTIFICATION OF PROXIES
4. DETERMINATION OF A QUORUM
5. READING / WAIVER AND DISPOSAL OF ANY UNAPPROVED MINUTES
6. UNFINISHED BUSINESS (if applicable)
7. NEW BUSINESS
  - A. ANNOUNCEMENT / SEATING OF NEW BOARD OF DIRECTORS
  - B. DISCUSSION, CONSIDERATION, AND VOTE COUNT ON AMENDMENT TO DECLARATION OF CONDOMINIUM – Article 3.5 – Parking
  - C. DISCUSSION, CONSIDERATION OF BUILDING PAINT COLOR
  - D. ANY OTHER NEW BUSINESS.
8. ADJOURNMENT

*An Organizational Meeting of the Board of Directors will follow after a brief intermission.*

AGENDA

1. CALL TO ORDER
2. ROLL CALL / DETERMINATION OF QUORUM
3. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES
4. NEW BUSINESS
  - A. ELECTION OF OFFICERS
  - B. OTHER NEW BUSINESS (if applicable)
5. ADJOURNMENT

**LIMITED PROXY**

The undersigned owners, or their voting representative, hereby appoint the Secretary of the Association, his/her designee, or \_\_\_\_\_, as nominee, and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters to come before **NOB HILL BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**, at the Annual Meeting of the Membership to be held on Thursday, March 7, 2024, at 2:00 p.m., at the GMS Conference Room located at 5385 North Nob Hill Road, Sunrise, Florida 33351, and via Zoom (see Meeting Notice), or on such day as the meeting may thereafter be held by adjournment or otherwise. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

**LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)**

  X   To Establish Quorum

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

1. **Should the Declaration of Condominium of Nob Hill Business Center Condominium [Article 3.5] be amended to add subsection (d), granting the Association authority to assign and designate parking spaces for the exclusive use of Unit Owner, their guests and invitees, as set forth in the Amendment sheet attached hereto?**

\_\_\_\_\_ Yes \_\_\_\_\_ No

2. **Do you approve of the change in the exterior building paint/color scheme similar to what is provided for in Option 1, and not in Option 4?**

\_\_\_\_\_ Yes \_\_\_\_\_ No

3. **Do you approve of the change in the exterior building paint/color scheme similar to what is provided for in Option 4, and not in Option 1?**

\_\_\_\_\_ Yes \_\_\_\_\_ No

DATED: \_\_\_\_\_, 2024

UNIT: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE(S) OF UNIT OWNER(S) OR  
DESIGNATED VOTING REPRESENTATIVE

\*\*\*\*\*  
**(DO NOT FILL OUT THIS SECTION - THIS IS FOR YOUR DESIGNATED PROXY TO ASSIGN THE PROXY TO SOMEONE ELSE IF HE/SHE CANNOT ATTEND THE MEETING.)**

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_

\_\_\_\_\_ to substitute for me in voting the proxy set forth above.

DATE: \_\_\_\_\_, 2024

\_\_\_\_\_  
(Signature of Proxyholder)

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
NOB HILL BUSINESS CENTER  
CONDOMINIUM ASSOCIATION, INC.**

(Please note: Additions are indicated by underlining, deletions by ~~strikethrough~~, and unaffected language by “. . . .”)

. . . . .

3. Description of Condominium

. . . . .

3.5 Parking Spaces

. . . . .

- (d) Designation and Assignment of Parking Spaces. Notwithstanding anything to the contrary herein, Units may be assigned parking spaces for the exclusive use by the Unit Owners, and their invitees and guests, the exact location and designation of which shall be assigned and established from time-to-time by the Association. The grant of right to the exclusive use of parking spaces may be evidenced by separate instrument executed by the Association in a non-recordable form and delivered to the Unit Owner at the time such Owner acquires fee title to their Unit or at such time as the location and designation of assigned parking spaces is changed.

It is understood that the interest of the Association in and to the parking spaces assigned to the Unit Owner is that of a licensee, without any estate or interest therein, and the Association, as licensor, retains the absolute right, power, and authority to relocate such parking spaces at its discretion. The use of such assigned parking spaces by the Unit Owners shall be and is subject to all of the terms and provisions of the governing documents of the Association, as the documents are amended from time to time.

. . . . .

**Nob Hill Business Center Association, Inc.**  
**Reserved Parking Space Allocation**

Schedule Last Updated 2024-02-21

Owners	Building	# of Reserved Parking Spaces - (Min 2 / Max 4 per Owner By Square Footage)
NORTH BROWARD PENTECOSTAL TABERNACLE INC (UNITS 5349, 5351, 5353, 5355)	East	3
AMERICAN TOP TEAM OF SUNRISE INC (UNIT 5357)	East	2
B & B BUSINESS CENTER (UNITS 5359 & 5361)	East	4
AUTO DEPOT CENTER LLC (UNIT 5363)	East	3
DA MEDICAL WAREHOUSE LLC (UNIT 5365)	East	2
PULLATTU PROPERTIES (UNITS 5367 & 5369)	East	2
ARNEEB INVESTMENT REALTY LLC (UNITS 5371 & 5373)	East	2
5381 CONDO LLC (Pulice Land Surveyors) (UNITS 5375, 5377, 5379, 5381)	West	3
DRP PROPERTY HOLDINGS (UNITS 5383 & 5385)	West	4
PAAL TECHNOLOGIES HOLDINGS INC (UNIT 5387)	West	2
MAC ADVISORS LLC (UNIT 5389)	West	2
STATE CONTRACTING (UNITS 5391, 5393, 5395, 5397)	West	4
LANE ELEVATOR INC (UNIT 5399)	West	2

**Proposed**

Allocation Subject To Change At Association Discretion. Specific Parking Spaces To Be Assigned By The Board if the initiative is passed.



- ① Body
- ② Wall
- ③ Accent
- ④ Roof

SW 55  
Light French Gray

①

SW 7004  
Snowbound

②

SW 2739  
Charcoal Blue

③

SW 9162  
African Gray

④

Matthew Fekete

(954) 275-5328 • [matthew.fekete@sherwin.com](mailto:matthew.fekete@sherwin.com)



- ① Body
- ② Wall
- ③ Accent
- ④ Roof

SW 6234  
Uncertain Gray

①

SW 7004  
Snowbound

②

SW 6993  
Black of Night

③ ④

Matthew Fekete

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**NOB HILL BUSINESS CENTER, A CONDOMINIUM  
PERCENTAGE INTEREST IN COMMON ELEMENTS**

<b>TOTAL OPERATING EXPENSES: (from Budget pg)</b>				
<b>UNIT #</b>	<b>UNIT AREA</b>	<b>UNIT VOTE ALLOCATION</b>	<b>Total Building Unit Area</b>	<b>% OWNERSHIP</b>
5349	1,051	1	52,198	2.0135%
5351	1,051	1	52,198	2.0135%
5353	1,051	1	52,198	2.0135%
5355	1,051	1	52,198	2.0135%
5357	3,631	3	52,198	6.9562%
5359	3,577	3	52,198	6.8528%
5361	3,275	3	52,198	6.2742%
5363	3,577	3	52,198	6.8528%
5365	3,631	3	52,198	6.9562%
5367	1,051	1	52,198	2.0135%
5369	1,051	1	52,198	2.0135%
5371	1,051	1	52,198	2.0135%
5373	1,051	1	52,198	2.0135%
5375	1,051	1	52,198	2.0135%
5377	1,051	1	52,198	2.0135%
5379	1,051	1	52,198	2.0135%
5381	1,051	1	52,198	2.0135%
5383	3,631	3	52,198	6.9562%
5385	3,577	3	52,198	6.8528%
5387	3,275	3	52,198	6.2742%
5389	3,577	3	52,198	6.8528%
5391	3,631	3	52,198	6.9562%
5393	1,051	1	52,198	2.0135%
5395	1,051	1	52,198	2.0135%
5397	1,051	1	52,198	2.0135%
5399	1,051	1	52,198	2.0135%
<b>TOTALS</b>	<b>52,198</b>			<b>100.0000%</b>



# Nob Hill Business Center - Unit Owner Contact Info

Unit #	Owner	Contact Name	Phone #	Email
<u>5349</u> , 5351, 5353, 5355	North Broward Pentecostal Tabernacle Inc	Horatio Tulloch	954-242-6486	<a href="mailto:horatiotulloch1960@gmail.com">horatiotulloch1960@gmail.com</a>
<u>5357</u>	American Top Team of Sunrise Inc	<b>Roger Krahl - Vice Chairman</b>	754-234-4142	<a href="mailto:roger@mmascienceacademy.com">roger@mmascienceacademy.com</a>
<u>5359</u> -5361	B&B Business Center LLC	Andrew Behm Kimberly Donato	954-605-4176	<a href="mailto:KNRealty954@gmail.com">KNRealty954@gmail.com</a>
<u>5363</u>	Auto Depot Center LLC	Roberto Amortegui	954-572-1001	<a href="mailto:AutoCollisionTeck@comcast.net">AutoCollisionTeck@comcast.net</a>
<u>5365</u>	DA Medical Warehouse LLC	Mohammad Arif	954-593-1719	<a href="mailto:MedicalEquipmentServices@outlook.com">MedicalEquipmentServices@outlook.com</a>
<u>5367</u> -5369	Pullattu Properties LLC	Thomas Pullattu	954-559-8844	<a href="mailto:Tom@tompr.com">Tom@tompr.com</a>
5371- <u>5373</u>	Arneeb Investment Realty LLC	Muhammad Farooq	954-465-3446	<a href="mailto:Farooq@globalunderwriters.net">Farooq@globalunderwriters.net</a>
5375, 5377, 5379, <u>5381</u>	5381 Condo LLC (Pulice Land Surveyors)	John Pulice	954-572-1777	<a href="mailto:PLS@PuliceLandSurveyors.com">PLS@PuliceLandSurveyors.com</a>
5383- <u>5385</u>	DRP Property Holdings LLC	<b>Darrin Mossing - Treasurer</b> Rich Hans Patti Powers <b>Peters &amp; Peters - Registered Agent</b>	954-721-8381	<a href="mailto:Dmossing@gmstnn.com">Dmossing@gmstnn.com</a> <a href="mailto:Rhans@gmssf.com">Rhans@gmssf.com</a> <a href="mailto:Ppowers@gmssf.com">Ppowers@gmssf.com</a>
<u>5387</u>	PAAL Technologies Holdings Inc	Estro Vitantonio	954-399-4551	<a href="mailto:estro@upperstage.net">estro@upperstage.net</a> <a href="mailto:evitantonio@paaltech.com">evitantonio@paaltech.com</a>
<u>5389</u> <b>Mailing Address:</b> 4801 SW 88 Terrace Miami FL 33143	Mac Advisors LLC	Thierry Isambert	786-897-4719	<a href="mailto:Thierry@thierryisambert.com">Thierry@thierryisambert.com</a>
<u>5391</u> , 5393, 5395, 5397	State Construction & Engineering Corp.	Barry Transleau <b>Tim Smith - Chairman</b>	954-205-6605	<a href="mailto:BTransleau@statecontracting.com">BTransleau@statecontracting.com</a> <a href="mailto:TSmith@statecontracting.com">TSmith@statecontracting.com</a>
<u>5399</u>	Lane Elevator Inc	Eric Lane	954-822-4269	<a href="mailto:Lanelevator@gmail.com">Lanelevator@gmail.com</a>