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January 27, 2026

Sent Via E-Mail: dtolces@wsh-law.com
& First-Class U.S. Mail

David N. Tolces, Esq.
Weiss Serota Helfman Cole Bierman
2255 Glades Road, Suite 200-E
Boca Raton, Florida 33431

RE: LICENSE TO MAINTAIN CATCH BASIN INLETS
Oriole Condominium One Club, Inc.

Dear Mr. Tolces,

This firm represents the interests of Oriole Condominium One Club, Inc. (the “Association”). We have been advised that the City of Margate is seeking confirmation that the Association has the authority to grant the City of Margate a license to maintain catch basin inlets. It is the Association’s opinion, under the powers provided to it in the governing documents, that the Association is the correct entity authorized to execute the above referenced license.

The Articles of Incorporation of Oriole Condominium One Club (the “Articles”), Inc. is one of the governing documents for the Association, which sets forth the purpose of the Association and its powers. Specifically, Article IV sets forth as follows:

The powers of this Corporation shall include and be governed by the following provisions:

- A. This Corporation shall have all of the common law and statutory powers of a corporation-not-for profit.
- B. This Corporation shall have all of the powers reasonably necessary to implement its purposes including but not limited to, the following:
 1. To act as Lesser under the Long Term Lease and to do all of the acts required to be performed by it under the Long Term Lease;
 2. To act as Sub-Lessor under the Recreation Sub-Leases and to do all of the acts required to be performed by it under the Recreation Sub-Leases;
 3. To make, establish and enforce reasonable rules and regulations governing the use of the Recreation Land;
 4. To make, levy and collect assessments for the purpose of obtaining funds from its members to pay for the operational funds from its members to pay for the operational expenses of this Corporation; Operating Expenses and costs of collection; and, to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder;
 5. To maintain, repair, replace and operate the Recreation Land in accordance with Long Term lease;
 6. To enforce by legal means the obligations of the Associations as members of this Corporation and the provisions of the Recreations Sub-Leases;
 7. To contract for centralized professional management of the Recreation Land and to delegate in such Management company the powers and duties of this Corporation;

8. To deal with other corporations and Condominium Associations or representatives thereof on matters of mutual interest.

The Amended and Restated By-Laws of Oriole Condominium One Club, Inc. (the "By-Laws") are another document that governs the Association by setting forth the purpose and powers of the Association. Article 3, Section 3.1 States as follows:

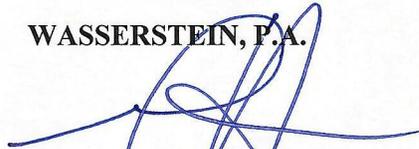
3.1. The Board of Directors shall have all the powers enumerated in Article IV of the Certificate of Incorporation of Condominium One Club, Inc.

You should note that there is no Declaration for Oriole Condominium One Club, Inc because the purpose, as stated in Article III, of the Association, is to hold and manage the Recreational Lease and Recreational Land for the other multiple Associations within Oriole Golf and Tennis Club. As such, and in light of the foregoing, the Association is the proper Association to enter into the requested license to maintain the catch basin inlets.

Please feel free to contact the undersigned should you have any questions or wish to discuss this matter further.

Sincerely,

WASSERSTEIN, P.A.

A handwritten signature in blue ink, appearing to read 'Daniel Wasserstein', is written over the printed name and firm name.

**DANIEL WASSERSTEIN
MAY HUSTEY**

For the Firm

cc: *Oriole Condominium One Club, Inc. via E-Mail.*