

Division of Corporations

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744796

ATT: SYLVIA GILBERT

Florida Department of State
Division of Corporations
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.**

Certificate of Status	1
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Amend + Restated Articles

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1-15-10



January 12, 2010

FLORIDA DEPARTMENT OF STATE

Division of Corporations

SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.
200 S ORANGE AVE
C/O J. HUGH MIDDLEBROOKS
SARASOTA, FL 34236

SUBJECT: SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.
REF: 744796

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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Sylvia Gilbert
Regulatory Specialist II

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Prepared by and return to:
Patrick W. Ryskamp, Esquire
Williams, Parker, Harrison, Dietz
& Gebray
200 S. Orange Avenue
Sarasota, FL 34238

2010 JAN 14 AM 10:35
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CERTIFICATE
OF
SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.

This Certificate is executed effective January 14 2010, by DAVID VERINDER (Verinder).

1. Sarasota Medical Condominium Association, Inc., a Florida corporation ("Corporation"), is a corporation duly formed in the state of Florida and current in its registration.
2. Verinder as President of the Corporation is authorized to execute this Certificate on behalf of the Corporation.
3. The Restated Articles of Incorporation for Corporation attached hereto were approved by 100% of the members of the Corporation on December 7, 2009 and the number of votes cast for approval of the Restated Articles was sufficient for approval.

IN WITNESS WHEREOF, this Certificate has been executed effective the day and year first above written.

David Verinder
DAVID VERINDER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14 day of January, 2010 by DAVID VERINDER. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the

above-named person is personally known to me.

Barbara J. Monette
Signature of Notary Public
Barbara J. Monette
Print Name of Notary Public
I am a Notary Public of the State of Florida
and my commission expires on 1-5-12

(Notary Seal)



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**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not For Profit)**

Sarasota Medical Condominium Association, Inc., a Florida corporation not for profit organized under the laws of the State of Florida on November 2, 1978, and assigned document number 744796, hereby files Amended and Restated Articles of Incorporation in accordance with Chapter 617, Florida Statutes, as follows:

**ARTICLE 1
NAME OF CORPORATION**

The name of this corporation shall be:

SARASOTA MEDICAL CONDOMINIUM ASSOCIATION, INC.

hereinafter in these Articles referred to as the "Association."

**ARTICLE 2
PURPOSES**

The general nature, objects, and purposes of the Association are:

- A. To operate and manage the affairs of Sarasota Medical Condominium, a Condominium, located within in the City of Sarasota, Florida (the "Condominium").
- B. To maintain all common elements of the Condominium for which the obligation to maintain and repair has been delegated to the Association by the "Amended and Restated Declaration of Condominium of Sarasota Medical Condominium, a Condominium" (the "Declaration").
- C. To perform all acts as provided for in the Declaration and required in the Florida Condominium Act, Chapter 718, Florida Statutes (the "Act").

**ARTICLE 3
GENERAL POWERS**

The general powers that the Association shall have are as follows:

- A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell, or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; and to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association.
- B. To perform or do any acts necessary or expedient for: (1) carrying on any of the activities of the Association; (2) pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida; and (3) fulfilling all of the duties and responsibilities set forth in the Declaration, as amended from time to time,

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Including but not limited to operating and maintaining the common elements of the Condominium.

C. To establish a budget and to fix assessments to be levied against all units of the Condominium (the "Units" or individually a "Unit") which are subject to assessment pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including a reasonable contingency fund for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements, and replacements.

D. To place liens against any Units subject to assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association.

E. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

F. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

G. To delegate such of the powers of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

H. To charge recipients of services rendered by the Association and users of property of the Association where such is deemed appropriate by the Board of Directors.

I. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

J. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.

K. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as limited or prohibited herein.

ARTICLE 4

MEMBERS

All persons or entities having a vested present ownership interest in the title to any of the Units, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members of this Association. Membership shall terminate automatically and immediately as a member's vested present ownership interest terminates, except that upon the termination of the Condominium, the membership of an owner of any Unit (a "Unit Owner") who conveys such Unit to the trustee as provided in the Declaration shall continue until the trustee makes a final distribution of such Unit's share of the funds collected and held by the trustee. In the event a Unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

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The interest of a member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Unit which is the basis of membership in the Association.

The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes entitled to membership in the Association, it shall become such party's duty and obligation to so inform the Secretary in writing, giving the party's name, address, and Unit number; provided, however, that any notice given to or vote accepted from the prior Unit Owner before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records of Sarasota County or make other inquiry to determine the status and correctness of the list of members of the Association maintained by the Secretary and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

**ARTICLE 5
VOTING RIGHTS**

In all Association matters submitted to the membership, each Unit shall be entitled to one vote for each square foot contained within the Unit, and the votes to which a Unit is entitled shall be cast in the Unit Owner's discretion.

**ARTICLE 6
BOARD OF DIRECTORS**

A. The business and affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three Directors. The Directors need not be members of the Association or residents of the State of Florida.

B. The term of each elected Director shall extend for two years, expiring upon the election of that Director's successor at the applicable annual meeting of members. Each elected Director shall serve until his respective successor has been duly elected and qualified, or until his earlier resignation, removal, or death. Elections shall be by plurality vote.

C. Any elected Director may be removed from office with or without cause by majority vote of the members, but not otherwise.

D. The names and addresses of the persons constituting the current Board of Directors are as follows:

- David Verinder - 1700 S. Tamiami Trail, Sarasota, Florida 34239
- Nelson Lane - 1700 S. Tamiami Trail, Sarasota, Florida 34239
- Deborah Taylor - 1700 S. Tamiami Trail, Sarasota, Florida 34239

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**ARTICLE 7
OFFICERS**

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, Vice President, Secretary, and Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of one year in accordance with the procedure set forth in the Bylaws.

B. The names of the current officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors are as follows:

- President - David Verinder
- Vice President/Treasurer - Nelson Lane
- Secretary - Deborah Taylor

**ARTICLE 8
CORPORATE EXISTENCE**

The Association shall have perpetual existence unless dissolved according to law or according to the provisions of Article 14 hereof.

**ARTICLE 9
BYLAWS**

The Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Thereafter, the Bylaws may be altered, amended, or repealed by a majority vote of the Directors in the manner provided by such Bylaws.

**ARTICLE 10
AMENDMENTS TO ARTICLES OF INCORPORATION**

These Articles may be altered, amended, or repealed by the affirmative vote of the holders of more than one-half of the total voting rights of the Association membership; provided, however, that no such amendment shall alter the calculation of voting rights attributable to any Unit pursuant to Article 5 hereof without the prior written consent of the Unit Owner so affected.

**ARTICLE 11
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Association's principal and registered office shall be 1700 S. Tamiami Trail, Sarasota, Florida 34239, which shall also be the Association's mailing address. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

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The current registered agent for the Association is J. Hugh Middlebrooks, at 200 S. Orange Avenue, Sarasota, Florida 34236.

**ARTICLE 12
BUDGET AND EXPENDITURES**

The Association shall obtain funds with which to operate by annual assessment of its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of the Association's Articles and Bylaws. Accordingly, the Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing fiscal year and for the purpose of levying assessments against all Units subject to assessment, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budget.

**ARTICLE 13
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

**ARTICLE 14
DISSOLUTION OF THE ASSOCIATION**

A. Upon expiration of the term of the Declaration, the Association may be dissolved upon a resolution to that effect being approved by the holders of two-thirds of the total voting rights of the Association membership and upon compliance with any applicable laws then in effect.

B. Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be apportioned among the Units pro rata to the number of votes attributable to such Units pursuant to Article 5 hereof, and the share of each shall be distributed to the then owners thereof.

**ARTICLE 15
THE FLORIDA CONDOMINIUM ACT**

In the event of a conflict between the provisions of these Articles of Incorporation and the Act, the terms and provisions of the Act shall control and, to that extent, are incorporated by reference herein. As used in this Article 15, the "Act" shall mean the provisions of Chapter 718, Florida Statutes, in effect as of the date on which these Articles of Incorporation are filed by the Florida Secretary of State.

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**ARTICLE 16
BINDING EFFECT**

The provisions hereof shall bind and inure to the benefit of the members and Association and their respective successors and assigns.


IN WITNESS WHEREOF, the undersigned officer of the Corporation certifies that the foregoing Amended and Restated Articles of Incorporation were duly authorized by unanimous vote of the Board of Directors and the members of the Association (which number of votes is sufficient for approval) at a duly convened meeting of the Board of Directors and a duly convened meeting of the members of the Association, each held on December 7, 2009. The undersigned officer executes for filing these Amended and Restated Articles of Incorporation this 7th day of December, 2009.



David Verinder, President

ACCEPTANCE BY REGISTERED AGENT

Having been appointed Registered Agent for the above corporation, I hereby accept such appointment. I further certify that I am familiar with, and accept, the obligations of that position as provided by Florida Statutes.



Hugh Middlebrooks
Registered Agent

PWR-1032024.2