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**TRANSMITTAL LETTER**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC.  
**(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)**

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

\$70.00  
Filing Fee

\$78.75  
Filing Fee &  
Certificate of  
Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Gregg H. Glickstein, Esquire  
Name (Printed or typed)

54 S.W. Boca Raton Boulevard  
Address

Boca Raton, Florida 33432  
City, State & Zip

561-361-9600  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

APPROVED  
AND  
FILED  
04 AUG 26 PM 2:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**FOR**

**MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC.**

(A Non-Profit Florida Corporation)

**ARTICLE I**

The name of this corporation is MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 277 SE 5<sup>th</sup> Avenue, Delray Beach, Florida 33483, and the initial mailing address of the corporation is 277 SE 5<sup>th</sup> Avenue, Delray Beach, Florida 33483.

**ARTICLE II**

This purpose for which this corporation is organized is to act as the governing association (the "Association") of the proposed Meridian Delray, a Condominium, located in Palm Beach County, Florida, and to operate property owned by the Association.

**ARTICLE III**

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of Meridian Delray, a Condominium.

**ARTICLE IV**

The qualification of members and the manner of their admission shall be as follows: Any person who holds title in fee simple to a condominium unit in Meridian Delray, a Condominium, shall by virtue of such ownership be a member of this corporation.

**ARTICLE V**

This corporation shall exist perpetually.

**ARTICLE VI**

The name and residence of the subscriber to these Articles of Incorporation is as follows:

**NAME**

**ADDRESS**

Cary Glickstein

277 SE 5<sup>th</sup> Avenue  
Delray Beach, Florida 33483

**ARTICLE VII**

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be provided in the Bylaws provided that there shall not be fewer than three and not more than seven. The Directors shall be elected each year at the annual meeting of the Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2004), and in the Declaration of Condominium for Meridian Delray, a Condominium.

**ARTICLE VIII**

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

President	Cary Glickstein
Vice President	Cary Glickstein
Secretary	Cary Glickstein
Treasurer	Cary Glickstein

**ARTICLE IX**

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

**NAME**

**ADDRESS**

Cary Glickstein

277 SE 5<sup>th</sup> Avenue  
Delray Beach, Florida 33483

Michael Wright

277 SE 5<sup>th</sup> Avenue  
Delray Beach, Florida 33483

Kevin Farr

277 SE 5<sup>th</sup> Avenue  
Delray Beach, Florida 33483

**ARTICLE X**

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

**ARTICLE XI**

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Declaration of Condominium for Meridian Delray, a Condominium.


**ARTICLE XII**

Each unit in Meridian Delray, a Condominium, shall have one (1) full vote, which shall be cast by a designated owner as provided in the Declaration of Condominium for Meridian Delray, a Condominium or Bylaws.

**ARTICLE XIII**

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of the Association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 11<sup>th</sup> day of August, 2004.


  
CARY GLICKSTEIN

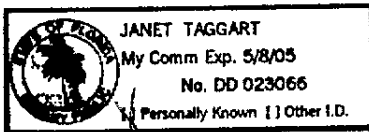
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of August, 2004, by Cary Glickstein, who is personally known to me.

My Commission Expires:

  
Notary Public, State of Florida  
Print Name: Janet TAGGART  
Serial No.: \_\_\_\_\_



APPROVED  
AND  
FILED

04 AUG 26 PM 2: 12

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Delray Beach, County of Palm Beach, State of Florida, has designated Cary Glickstein, whose street address is 277 SE 5<sup>th</sup> Avenue, Delray Beach, Florida 33483, as its agent to accept service of process within this state at that address.

ACCEPTANCE: Having been named to accept service of process for MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC., at the place designated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.

  
\_\_\_\_\_  
CARY GLICKSTEIN