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FLORIDA DEPARTMENT OF STATE  
Division of Corporations

November 12, 2013

BECKER & POLIAKOFF  
ATTN: ANDRES SAN JORGE  
121 ALHAMBRA PLAZA, 10TH FLOOR  
CORAL GABLES, FL 33134

SUBJECT: KEY BISCAYNE CONDOMINIUM PRESIDENTS' COUNCIL, INC.  
Ref. Number: W13000062588

We have received your document for KEY BISCAYNE CONDOMINIUM PRESIDENTS' COUNCIL, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Articles must be in numeric order. You have Article number IX listed three times. Remove the information in reference to execution & acknowledgment of your articles. You have an effective date listed in Article XII. You can not have two effective dates.

The effective date is not acceptable since it is not within five working days of the date of receipt.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

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

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Ruby Dunlap  
Regulatory Specialist II

Letter Number: 413A00026178

**BECKER &  
POLIAKOFF**

**Andres San Jorge, Esq.  
Attorney at Law  
Phone: (305) 260-1029 Fax: (305) 442-2232  
asanjorge@bplegal.com**

**121 Alhambra Plaza, 10th Floor  
Coral Gables, Florida 33134**

January 8, 2014

Attn: Ruby Dunlap  
Regulatory Specialist II  
Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

**Re: Corrected Articles of Incorporation – Key Biscayne Condominium Presidents  
Council, Inc.**

Dear Ms. Dunlap:

We are in receipt of your letter and have made the necessary corrections to the above referenced document. We have enclosed as per your instructions, the original and a copy of the Articles and a copy of your letter. We note that our check was not returned with the document but your letter indicates that it was received by your office. Therefore, we are only returning the corrected document for filing.

Please advise should you require anything further from us. Thank you.

Sincerely,

  
Andres San Jorge  
For the Firm

ASJ/as  
Enclosure

ACTIVE: K20494/349728:5364229\_1

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THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
DAVID H. ROGEL, ESQ.  
BECKER & POLIAKOFF, P.A.  
121 ALHAMBRA PLAZA  
10<sup>TH</sup> FLOOR  
CORAL GABLES, FL 33156

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14 JAN 15 PM 12:02  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION  
OF  
KEY BISCAZYNE CONDOMINIUM PRESIDENTS' COUNCIL, INC.**

**ARTICLE I - NAME OF CORPORATION**

The name of this Corporation is KEY BISCAZYNE CONDOMINIUM PRESIDENTS' COUNCIL, INC.

**ARTICLE II - DURATION**

This Corporation shall exist in perpetuity commencing on the date of execution and acknowledgment of these Articles.

**ARTICLE III - PURPOSE**

This Corporation is not organized for the attainment of profit. This Corporation is organized to improve the quality of life of condominium and cooperative owners of Key Biscayne, Florida, and the surrounding area, and such other purposes the Board of Directors shall from time to time deem appropriate and in keeping with the general purposes of this organization to advance the common good of all condominium and cooperative owners in Key Biscayne, Florida.

**ARTICLE IV - INITIAL REGISTERED AGENT**

The initial Registered Agent of Key Biscayne Condominium Presidents' Council, Inc. shall be David H. Rogel, Esq., Becker & Poliakoff, P.A., 121 Alhambra Plaza, 10<sup>th</sup> Floor, Coral Gables, Florida 33134.

**ARTICLE V - ADDRESS OF PRINCIPAL OFFICE**

The principal office and mailing address of this Corporation shall be:

Key Biscayne Presidents' Council  
ATTN: Dr. Harvey Rosenwasser  
Ocean Club  
753 Crandon Boulevard, 2<sup>nd</sup> Floor  
Key Biscayne, Florida 33146

**ARTICLE VI - POWERS**

This Corporation shall possess all the powers necessary or convenient for the carrying out of its purpose, pursuant to Florida Statute Sections 617 and 607.

By way of illustration, but not limitation, the Corporation shall have the power to represent its members before municipal, civic, and governmental bodies on issues of common interest; to hire

professionals, counsel and staff to assist it in its endeavors; to enter into contracts, agreements, and assignments to carry out its purposes; and, to provide such services to its members as will fulfill the purposes of the Corporation.

#### **ARTICLE VII – QUALIFICATIONS OF MEMBERS**

Qualifications for membership shall be set forth in the By-Laws.

#### **ARTICLE VIII – INCORPORATORS**

The names and addresses of the persons signing these Articles are:

Antonio Camejo	151 Crandon Boulevard, Unit 145 Key Biscayne, Florida 33149
Dr. Harvey Rosenwasser	781 Crandon Boulevard, Unit 404 Key Biscayne, Florida 33149

#### **ARTICLE IX – BOARD OF DIRECTORS**

The initial Board of Directors of the Corporation shall be:

Name	Address
<b>President</b> Antonio Camejo	151 Crandon Boulevard, Unit 145 Key Biscayne, Florida 33149
<b>Vice President</b> Martin Pinilla	1121 Crandon Boulevard, Unit F-1107 Key Biscayne, Florida 33149
<b>Secretary</b> Javier Hyland	77 Crandon Boulevard, Unit 9-D Key Biscayne, Florida 33149
<b>Treasurer</b> Jerald Levine	765 Crandon Boulevard, Unit 502 Key Biscayne, Florida 33149
<b>Executive Director</b> Dr. Harvey Rosenwasser	781 Crandon Boulevard, Unit 404 Key Biscayne, Florida 33149

#### **ARTICLE X – BY-LAWS**

The original By-Laws of the Corporation shall be adopted by the Board of Directors, and thereafter, such By-Laws may be altered or rescinded only in a manner as stated in the By-Laws.

**ARTICLE XI – INDEMNIFICATION**

This Corporation shall indemnify any officer, director, employee or agent, or any former officer, director, employee or agent to the full extent permitted by law.

**ARTICLE XII – AMENDMENT**

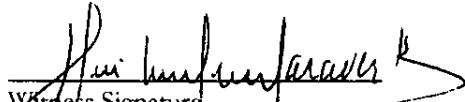
These Articles of Incorporation may be amended by the approval of seventy-five (75%) percent of the directors.

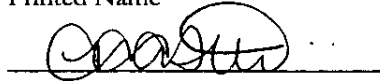
**ARTICLE XIII – COMMENCEMENT OF CORPORATE EXISTENCE**

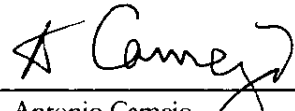
The commencement of this Corporation shall be on the 8<sup>th</sup> of January, 2014.

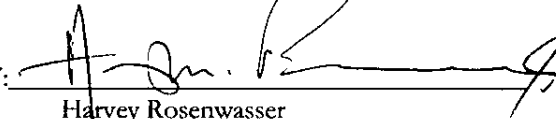
IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation this 3<sup>rd</sup> day of January, 2014.

**KEY BISCAIYNE CONDOMINIUM  
PRESIDENTS' COUNCIL, INC.**

  
Witness Signature  
Jose M. Maraver  
Printed Name

  
Witness Signature  
Jessicacastro  
Printed Name


BY:   
Antonio Camejo

BY:   
Harvey Rosenwasser

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept services of process for the above stated Corporation, KEY BISCAYNE CONDOMINIUM PRESIDENTS' COUNCIL, INC., at the place designated in the foregoing Articles of Incorporation, I hereby agree to act in that capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 8<sup>th</sup> day of January, 2014.

By:   
David H. Rogel, Esq.

ACTIVE: K20494/349728:5161291\_5