

N 200000117 80  
Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000364660 3)))



H200003646603ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : STEARNS WEAVER MILLER WEISSLER ALHADEFE & SITTERSON  
Account Number : I20060000135  
Phone : (305) 789-3200  
Fax Number : (305) 789-4137

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: nnieto@integrati.com

FLORIDA PROFIT/NON PROFIT CORPORATION  
EHD0C COCO PALM PLACE CHARITABLE CORPORATION

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$70.00

Electronic Filing Menu Corporate Filing Menu Help

20 OCT 20 AM 9:06  
2020 OCT 20 PM 12:24  
SPECIAL SERVICES

**ARTICLES OF INCORPORATION**  
**OF**  
**EHDOC COCO PALM PLACE CHARITABLE CORPORATION**

In accordance with Chapter 617.0202, Florida Statutes, the undersigned natural person of the age of 21 years or more hereby files these Articles of Incorporation to form a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is EHDOC Coco Palm Place Charitable Corporation (the "Corporation").

ARTICLE II

ADDRESS

The address of the principal office and the mailing address of the Corporation is 1580 Sawgrass Corporate Parkway, Suite 100, Ft. Lauderdale, FL 33323-2869.

ARTICLE III

PURPOSE

This corporation is organized and shall operate exclusively for educational, cultural, charitable and scientific purposes and to make gifts, grants, loans and subsidies to other charitable and/or education organizations described in Section 501(c)(3) of the Internal Revenue Code; such purpose shall include, but not be limited to the provision of affordable housing to extremely low income, very low income, low income and moderate income persons, and to foster low income housing. The purposes of the corporation shall, however, be limited in all events to exempt purposes described in Section 501(c)(3) of the Internal Revenue Code of 1986 as amended. Furthermore, this corporation may engage in only activities permitted under the laws of the State of Florida and the United States of America as shall constitute activities in furtherance of such exempt purposes. In furtherance of its exempt purposes, the corporation may promote, establish, conduct and maintain activities on its own behalf and it may contribute to or otherwise assist other corporations, organizations and institutions carrying on exempt activities.

20 OCT 20 11 11 AM '07

ARTICLE IV

POWERS

The corporation hereby incorporates by reference any and all corporate powers given to corporations not for profit by virtue of Section 617.021 of the Florida Statutes. The corporation's activities are limited by the provisions of Section 617.0105 of the Florida Statutes which are incorporated by reference herein and any and all other restrictions which are required to obtain tax exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

ARTICLE V

TERM OF EXISTENCE

The corporation is to exist perpetually.

ARTICLE VI

INCORPORATOR

The name and address of the Incorporator of these Articles are as follows:

Richard E. Deutch, Jr.  
150 West Flagler St.  
Suite 2200, Museum Tower  
Miami, FL 33130

ARTICLE VII

BOARD OF DIRECTORS

The business affairs of the Corporation shall be managed and all the corporate powers thereof shall be vested in and exercised by a Board of Directors. The Board of Directors shall consist of eighteen (18) persons. The Board of Directors shall be appointed as provided in the bylaws of the Corporation. Following are the names and addresses of the persons who serve as the members of the Board of Directors of the Corporation for a term of three (3) years and until their successors are duly elected:

<u>Name &amp; Address</u>	<u>Title</u>
Melanie Ribeiro c/o Elderly Housing Development and Operations Corporation	President and CEO

1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Christopher M. Shelton  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Chairman of the Board

Steve Protulis  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

President and CEO Emeritus

Edward L. Romero  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

1st Vice President

Leo W. Gerard  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

2nd Vice President

Maria C. Cordone  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Secretary

Erica Schmelzer  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Treasurer

Mary Anderson  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Director

Maxine Carter  
c/o Elderly Housing Development  
and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

Director

Eric Dean c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Ellen Feingold c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Tony Fransetta c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Robert Martinez c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Paulo Melo c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Lou Moret c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
John Olsen c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Cecil Roberts c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Roger Smith c/o Elderly Housing Development	Director

and Operations Corporation  
1580 Sawgrass Corporate Parkway, Suite 100  
Ft. Lauderdale, FL 33323

The number of directors which constitute the Board of Directors may be increased or decreased as provided in the bylaws of the Corporation; provided, however, in no event shall the number of directors be less than three (3).

ARTICLE VIII

AMENDMENT

These Articles of Incorporation may be amended by a vote of the members present at any regular meeting or any special meeting called for the purpose or in any manner consistent with the laws of the State of Florida.

ARTICLE IX

NO PERSONAL LIABILITY

The directors, officers and agents of the Corporation shall not be held personally liable or responsible for any contracts, debts or defaults of the Corporation while acting for or on behalf of the Corporation in any official and authorized capacity. The Corporation shall indemnify all of its officers, directors, and agents and all of its former officers, directors and agents, to the fullest extent permitted by law.

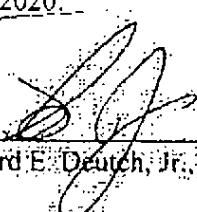
ARTICLE X

REGISTERED OFFICE

The name and address of the initial registered office and the initial registered agent of the Corporation are:

CT Corporation System  
1200 S. Pine Island Road  
Plantation, Florida 33324

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 20 day of October, 2020.

  
Richard E. Deutch, Jr., Incorporator

CERTIFICATE DESIGNATING REGISTERED AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That EHD OC Coco Palm Place Charitable Corporation, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at the City of Ft. Lauderdale, County of Broward, State of Florida, has named CT Corporation System, located at 1200 S. Pine Island Road, Plantation, Florida 33324, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Corporation at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

  
REGISTERED AGENT

Madonna Cuddihy, Assistant Secretary