

# N95000002993

TRANSMITTAL LETTER

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

100001517571  
-06/20/95--01001--010  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

SUBJECT: PL 8-4 McCOWN TOWERS COMPLEX RESIDENT ASSN., INC.

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for \$78.75 for Filing Fee and Certificate.

FROM:

*Jeannette Beatty*

Jeannette Beatty  
McCown Towers, Apt. 1008  
1300 6th Street  
Sarasota, FL 34236  
(Tel. 1-813-955-5156)

Enc. (3)

NP.

6/23/95

FILED  
JUN 19 11 4:27  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
FL 8-4 McCOWN TOWERS COMPLEX RESIDENT ASSN. INC.

We, the undersigned, hereby associate ourselves for the purpose of becoming incorporated under Chapter 617, Florida Statutes, applicable to corporations not for profit, and respectfully petition the Secretary of State of Florida for approval of such incorporation under the following proposed Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation is FL 8-4 McCOWN TOWERS COMPLEX RESIDENT ASSN. INC. whose principal office is located at 1300 6th Street, Sarasota, Florida, 34236.

ARTICLE II

PURPOSE

The general nature of the objectives and purpose of this corporation shall be:

1. To promote the welfare of the residents living in subsidizing housing of the Housing Authority of the City of Sarasota.
2. To work as a non-profit civic group to encourage charitable and benevolent activities, and the improvement of the community in cultural enrichment, health, sanitation, facilities, non-partisan voter registration, education, and security.
3. To inform, aid, and support all persons and groups having a legitimate concern coming within the scope of our stated purposes.
4. To receive and maintain real or personal property, or both, and subject to the restrictions and limitations hereinafter set forth, to use and apply the whole or any part Of the income therefrom and the principal thereof exclusively for charitable, scientific, literary, or educational purposes either directly or by contributions to organizations that qualify as exempt organizations under Section 501 (c) (3) of the Internal Revenue Code and Regulations issued pursuant thereto as they now exist or as they may hereafter be amended.

5. Generally, to carry out any act that is not inconsistent with the corporation laws of the State of Florida or any other laws, and any act which the Board of Directors may determine from time to time to do that is in line with the non-profit purpose of this corporation.

6. To engage in any lawful purpose not for pecuniary gain or prohibited by Florida law, and to have and exercise all the rights and powers conferred on non-profit corporations under Florida law as such law is now in effect or may at any time hereafter be amended,

7. To work with the Housing Authority of the City of Sarasota in determining supportive services needed to promote self-sufficiency of the project residents including security.

8. Develop training programs for residents in areas involving leadership, property management, and financial management.

### ARTICLE III

#### MEMBERSHIP

Membership in the corporation is open to all adult residents of Project FL 8-4 as provided for in the By-Laws governing this corporation.

### ARTICLE IV

#### EXISTENCE

This corporation shall have perpetual existence.

ARTICLE V

SUBSCRIBERS

The names and addresses of the subscribers are as follows:

Karen McAllister  
McCown Towers, Apt. 1003  
1300 6th Street  
Sarasota, FL 34236

Scott Waud, Jr.  
McCown Towers, Apt. 504  
1300 6th Street  
Sarasota, FL 34236

Jeannette Beatty  
McCown Towers, Apt. 1008  
1300 6th Street  
Sarasota, FL 34236

ARTICLE VI

BOARD OF DIRECTORS

The Board of Directors is that group of persons vested with the management of the business and affairs of this non-profit corporation subject to the law, Articles of Incorporation, and the By-Laws. There shall be no less than nine and no more than fifteen Directors. The following people constitute the present Board of Directors, including Officers:

Karen McAllister	Tom Walker
Dolores Karnow	Trudy Culver
Maggie Skoutas	Hugh Miller
Capt. Lloyd Mobly	James Spreitzer
Stella Turner	Hannah Wilson
Joann Wolfe	Richard Ennis

(All residents of McCown Towers Complex.)

These Members will serve until the next annual election. The Board can fill any vacancy on the Board by an affirmative vote of a majority of members at a meeting where a quorum is present. Officers and other Board Members shall serve a term of one year. In the event of resignations and or continual absences without Board approval, the position(s) will be filled in accordance with the procedure listed above.

## ARTICLE VII

### AMENDMENTS

These Articles of Incorporation and the By-Laws are to be made, altered, or rescinded by the Board of Directors of this corporation at any regular or special meeting called for that purpose, when a quorum is present. A quorum is 50% of the Board of Directors. All members must be given a ten day written notice of proposed change in the Articles or By-Laws.

## ARTICLE VIII

1. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any Director or Officer of the corporation or any member of the corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no Director or Officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporation assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be the carrying of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements, any political campaign on behalf of any candidate for public office.

2. The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax codes.

3. The corporation shall not engage in any act of self-dealing as defined in Section 4941 (d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent tax laws.

4. The corporation shall not retain any excess business holdings as defined in Section 4943 (c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

5. The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

6. The corporation shall not make any taxable expenditures as defined in Section 4945 (d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

7. Notwithstanding any other provisions of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501 (c) (3) of the Internal Revenue Code and regulations issued pursuant thereto as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170 (c) (7) of the Internal Revenue Code and said Regulations as they now exist or as they may hereafter be amended.

8. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization(s) organized and operated exclusively for charitable, educational, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Twelfth Judicial Circuit, Circuit Division, of the county in which the principal office is then located exclusively for such purposes or to such organization(s) as said Court shall determine, which are organized and operated exclusively for such purposes.

The undersigned incorporators have executed these ARTICLES  
OF INCORPORATION this 15<sup>th</sup> day of May, 1995.

Signatures of Incorporators:

Karen McAllister

Karen McAllister

Jennette Bently

Jennette Bently

Scott Wond, Jr.

Scott Wond, Jr.

CERTIFICATE OF DESIGNATION REGISTERED AGENT/  
REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida.

1. The name of the corporation is FL 8-4 McCOWN TOWERS COMPLEX  
RESIDENT ASSN., INC.

2. The name and address of the registered agent and office is:

Jeanette Beatty  
McCown Towers, Apt. 1008  
1300 6th Street  
Sarasota, Florida 34236

FILED  
JUN 19 11 4: 27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Jeanette Beatty

May 15, 1975



# N9500002993

## APPLICATION FOR REFUND

Section 215.26, Florida Statutes, states in part: "Applications for refunds as provided in this section shall be filed with the Comptroller, except as otherwise provided herein, within 3 years after the right to such refund shall have accrued else such right shall be barred." Three years is generally interpreted as meaning three years from the date of payment into the State treasury. The Comptroller has delegated the authority to accept applications for refund to the unit of State government which initially collected the money.

Pursuant to the provisions of Rule 3A-44.020, Florida Administrative Code, and Section 215.26, Florida Statutes, or Section \_\_\_\_\_, Florida Statutes, I hereby apply for a refund of moneys I paid into the State treasury, which are subject to refund. The following information is submitted to substantiate the claim.

Name: FL 8-4 McCown Towers EIN or SS#: \_\_\_\_\_  
Complex Resident Assn Inc

Address: 1320 6th St Suite D  
Sarasota FL 34234

Amount: \$61.25 Date Paid 04-28-97

Reason for claim: Duplicate Filing - N9500002993  
601 5/9/97

Certified true and correct this 18 day of May, 19 97.

Signature Arthur F. Walker

\* Must be completed if authority is other than Section 215.26, Florida Statutes. RA + President

Thank You!

**For Agency Use Only**

Agency recommends approval of above claim and submits the following information to substantiate the claim: Amount of recommended refund \$ 61.25

The amount requested above was originally deposited into the State Treasury, as a part of the funds deposited on State Treasurer's Receipt No. 45678 dated 04-29-97

Name of Account 45202130001453000000000010000

Statutory Authority for Collection 601

It is requested that payment be made from the following account:

NAME OF ACCOUNT 452021300014530000000022002000

Certified true and correct this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Department of State, Division of Corporations (Agency) (Authorized Signature and Title)