

Charter Number Only

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VALIDATION ONLY

Requestor's Name

Address

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CORPORATION(S) NAME

Plantation Park East Homeowners Association Inc



Empire Toll Free: 1-800-432-3028

98 JUL 21 AM 10:24  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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| <input checked="" type="checkbox"/> Profit         | <input type="checkbox"/> Amendment       | <input type="checkbox"/> Merger                     |
| <input type="checkbox"/> NonProfit                 | <input type="checkbox"/> Dissolution     | <input type="checkbox"/> Mark                       |
| <input type="checkbox"/> Foreign                   | <input type="checkbox"/> Annual Report   | <input type="checkbox"/> Other                      |
| <input type="checkbox"/> Limited Partnership       | <input type="checkbox"/> Reservation     | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Reinstatement             | <input type="checkbox"/> Photo Copies    | <input type="checkbox"/> Certificate Under Seal     |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem            |
| <input type="checkbox"/> Walk In                   | <input type="checkbox"/> Will Wait       | <input checked="" type="checkbox"/> Pick Up         |
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| Acknowledgment |
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Certified copy

*[Handwritten signature]*

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INFORMATION



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

July 15, 1998

EMPIRE

MIAMI, FL

SUBJECT: PLANTATION PARK EAST HOMEOWNERS ASSOCIATION INC.  
Ref. Number: W98000016047

We have received your document for PLANTATION PARK EAST HOMEOWNERS ASSOCIATION INC.. However, the document has not been filed and is being returned for the following:

LIST THE CITY AND STATE FOR EACH ADDRESS. \*\*\*\*\*

Please return the 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) 487-6934.

Loria Poole  
Corporate Specialist

Letter Number: 598A00037627

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DIVISION OF CORPORATIONS

**ARTICLES OF INCORPORATION OF PLANTATION PARK EAST HOMEOWNERS ASSOCIATION INC.**

We, the undersigned, with other persons are desirous of forming a non profit corporation do agree to the following:

**ARTICLE I. NAME OF CORPORATION**

The name of the Corporation shall be called **PLANTATION PARK EAST HOMEOWNERS ASSOCIATION INC.**

**ARTICLE II. PURPOSES OF CORPORATION**

**SECTION 1.** The object and purpose of the Corporation shall be to transact all business, handle all funds, negotiate all contracts, educate all members of the Park East Homeowners Association about the needs and problems of maintaining and developing the neighborhood into a safe and prosperous community.

**SECTION 2.** To promote a forum for sharing and communicating information to all members, neighborhood groups, including our City, County, and State Government.

**SECTION 3.** The Corporation shall have such other objects and purpose permitted by law which may be incidental to but in support of the specific objects and purpose set forth in Article II.

**SECTION 4.** The Corporation is not organized for profit, and no part of the net earnings, if any, shall go to the benefit of any individual person, firm or corporation who are not exempt under Section 501 C, (3) of the Internal Revenue Code of 1986.

**SECTION 5.** Upon dissolution of the Corporation, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to such organization or organizations, provided it is still in existence, which are qualified for exemption under Section 501 C, (3) of the Internal Revenue Code of 1986. None of the assets will be distributed to any member, officer or trustee of this Corporation.

**ARTICLE III. QUALIFICATION OF MEMBERS**

The membership of the Corporation shall consist of all persons who are residents of Plantation Park East and having made application in the manner provided in the by-laws.

**ARTICLE IV. TERMS OF EXISTENCE**

The Corporation is to exist perpetually.

**ARTICLE V. OFFICERS**

**SECTION 1. Number of officers:** The officers of the Corporation shall be a President, one or more Vice Presidents, a Secretary and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors, including a Chairman of the Board. In its discretion, the Board of Directors may leave unfilled for any such period as it may

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determine any office except those of President and Secretary. Any two or more offices may be held by the same person, except the office of President and Secretary which may not be held by the same person. Officers must be directors of the Corporation.

**SECTION 2. Election and Term of Office:** The officers of the Corporation shall be elected or re-elected by the Board of Directors annually. Each officer shall hold office until his/her successor shall have been duly elected and shall have qualified, or until his/her death, or until he/she shall resign or shall have been removed in the manner hereinafter provided.

**SECTION 3. Removal From Office:** Any officer or agent may be removed by the Board of Directors with or without cause, whenever in its judgement, the best interest of the Corporation will be served thereby, but such removal shall be without prejudice. Any Board member or Officer who miss four (4) consecutive Board meetings within the calendar year without legitimate reasons will automatically disqualify himself/herself as a Director or an Officer.

**SECTION 4. Vacancies:** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

**SECTION 5. President:** The President shall be the principal executive officer of the Corporation and, subject to the control of the Board of Directors, shall in general supervise and control all the business and affairs of the Corporation. He/she shall, when present, preside at all meetings. The President may sign, with the Secretary or any other proper officer of the Corporation thereunto authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these by-laws to some other officer or agent of the Corporation, or shall be required by law to be otherwise signed or executed; and in general perform all duties pertaining to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

**SECTION 6. Vice President:** In the absence of the President or in event of his/her death, or inability to act, the Vice President shall perform the duties of the President, and when so acting, shall have all powers of and be subject to all the restrictions upon the President. The Vice President shall perform such other duties as from time to time may be assigned by the President or by the Board of Directors. If there is more than one Vice President, each Vice President shall succeed to the duties of the President in order of ranks as determined by the Board of Directors.

**SECTION 7. Secretary:** The Secretary shall keep the minutes in one or more minute books provided for that purpose; see that all notices are duly given in accordance with the provisions of these by-laws or as required by law; be the custodian of the corporate records and of the seal of the Corporation and see that the seal of the Corporation is affixed to all documents; in general perform all duties pertaining to the office of the Secretary and such

other duties as from time to time may be assigned by the President or by the Board of Directors.

**SECTION 8. Treasurer:** The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation; receive and give receipts for moneys due and payable to the Corporation from any source whatsoever, and deposit all such moneys in the name of the Corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article V. of these by-laws; in general perform all duties pertaining to the office of Treasurer and such other duties as from time to time may be assigned by the Board of Directors.

**SECTION 9. Compensation:** The President, Directors, Officers, and Board members shall receive no salaries.

#### **ARTICLE VI. BOARD OF DIRECTORS**

**SECTION 1. General Powers:** The business and affairs of the Corporation shall be managed by its Board of Directors. Each Director shall head up one or more committees; attend all business meetings; and vote upon all business matters with the Officers.

**SECTION 2. Number, Tenure and Qualifications:** The number of Directors of the Corporation shall be fixed by the Board of Directors, but in no event shall be less than five (5). Directors may increase from time to time by the Board of Directors in accordance with the provisions of Article VI. of these by-laws but shall not exceed fifteen (15). Each director shall hold office for the designated time until the next annual meeting, or until his/her successor shall have been elected and qualified with only one third (1/3) up for election and two third (2/3) remaining.

**SECTION 3. Regular Meetings:** A regular meeting of the Board of Directors shall be held without other notice. The Board of Directors may provide, by resolution, the time and place for the holding of additional regular meetings without notice other than such resolution.

**SECTION 4. Special Meetings:** Special meetings of the Board of Directors may be called by or at the request of the President or majority of the Directors quorum (50% + 1) two (2) business days before the date of the meeting.

**SECTION 5. Quorum:** A majority of the number of Directors shall constitute a quorum ( 50% + 1 ) for the transaction of business at any meeting of the Board of Directors. The act of the majority of the Directors present at a meeting at which a quorum (50% + 1) is the final act of the Board of Directors. If less than such majority is present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

#### **ARTICLE VII. AMENDMENTS**

**SECTION 1. Amendments** must be recommended at the regular meeting of the membership upon notice given, as provided by the by-laws of the intention of submitting such amendments.

## Article VI.

| NAMES                 | ADDRESS            | TITLE          |
|-----------------------|--------------------|----------------|
| 1. OSWALD EWERS ✓     | 375 NW 48th Avenue | PRESIDENT      |
| 2. KINGSLEY SMITH ✓   | 4540 NW 4th Court  | VICE PRESIDENT |
| 3. DELSIE THOMAS LEVY | 4324 NW 2nd Street | TREASURER      |
| 4. STAN JOHNSON ✓     | 4891 NW 6th Street | SECRETARY      |
| 5. SHIRLEY BAKER      | 4670 NW 4th Court  | BOARD MEMBER   |
| 6. ROLF STAHLI        | 4724 NW 3rd Court  | BOARD MEMBER   |
| 7. WINSTON GRANT      | 4461 NW 6th Street | BOARD MEMBER   |
| 8. DOCK BROWN         | 390 NW 49th Avenue | BOARD MEMBER   |
| 9. CARLO POSTELL      | 4870 NW 7th Street | BOARD MEMBER   |
| 10. DENNIS CONKLIN    | 4581 NW 6th Court  | BOARD MEMBER   |
| 11. CARLTON ANDREWS   | 4857 NW 9th Street | BOARD MEMBER   |
| 12. LLOYD SCOTT       | 4541 NW 4th Court  | BOARD MEMBER   |
| 13. DIANA FRENZEL     | 4811 NW 1st Court  | BOARD MEMBER   |
| 14. ERROL BROWN       | 328 NW 47th Avenue | BOARD MEMBER   |

NOTE: ALL DIRECTORS LISTED ABOVE ARE LOCATED IN THE CITY OF PLANTATION OF STATE OF FLORIDA, THE ZIP CODE IS 33317.

**SECTION 2.** Amendments to these articles of incorporation must be recommended at a special meeting of the Board of Directors called for that purpose with a quorum ( 50% + 1) of directors present.

#### **ARTICLE VIII. BY-LAWS**

**SECTION 1.** The Board of Directors of this Corporation may provide such by-laws incongruent with its purpose as they may deem necessary from time to time.

**SECTION 2.** Upon proper notice the by-laws may be amended, altered or rescinded by a majority vote quorum ( 50% + 1) of the Board of Directors present at any regular or special meeting called for that purpose.

**SECTION 3.** Applications for membership shall be accepted at any time, the only pre requisite is, the person has to be a homeowner / residents living in the Plantation Park East area and Paying an annual fee of \$25.00 per year.

**3-1** Special meetings shall require two (2) days notice, at these meetings financial matters cannot be acted upon unless the meeting is presided over by the President or in his absence, the Vice President and Treasurer, with a quorum ( 50% + 1) of directors present.

**3-2** Applications for membership may be approved by a quorum ( 50% + 1) of the Board of Directors present.

**3-3** One vote per member at all meetings shall be allowed.

**3-4** All board meeting decisions shall be made by a majority vote quorum ( 50% + 1) of the total members present.

**3-5** Vacancies on the board shall be filled by the Board of Directors for the remainder of the year, the board also choose the person or persons at any board meeting.

**3-6** In accordance with Article VI. The affairs of the Plantation Park East Homeowners Association are to be managed by the President, Vice President, Secretary, Treasurer, and ten other board members.

**3-7** The officers and directors named shall be elected or re-elected annually in such manner prescribed in the by-laws. The immediate Past-President must be one of the directors for the ensuring year. Advisory board consisting of all Past-President is recommended.

## **COMMITTEES**

**SECTION 4.** The President shall and with the advice and consent of the Board of Directors appoint a standing committee chairman.

**SECTION 4-1.** The standing committee chairman and members shall hold office for one year and may be retained thereof, to continue serving at the discretion of the Board of Directors by a majority vote quorum (50% + 1)

**SECTION 4-2.** The nominating of certain special committee must be appointed by the President to act and continue at the will of the President, appointees on some special committees do not have to qualify as members of the Plantation Park East Homeowners Association but must be first approved by the Board of Directors quorum (50% + 1)

**SECTION 4-3.** The President with the advise of the Board of Directors shall set forth in writing the duties of each committee at the time of appointment.

**SECTION 4-4.** All committee chairperson are requested to submit an annual report of their committees activity to the President with their suggestions for improvement.

**SECTION 4-5.** All retiring officers shall, after installation of their successor, deliver to him/her all complete and accurate records and materials of the office.

**SECTION 4-6.** The names and addresses of the persons who are to serve as Board of Directors for the ensuing year are:



ARTICLE IX. LOCATION

*registered office*

The principal office of this Corporation shall be at : 375 NW 48th Avenue in the City of Plantation, Broward County, State of Florida; or such other location as shall be determined by the Board of Directors from time to time.

IN WITNESS WHEREOF, we, the undersigned, hereunto set our hands and seals this 14 day of July, 1998 for the purpose of forming this Corporation in the State of Florida.

President

*Oswald Emery*

Vice President

*Angela Smith*

Treasurer

*Debra M. Thomas Perry*

STATE OF FLORIDA

:  
:  
:

COUNTY OF

Before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared, to me known to be the persons described as subscribers in and who executed the foregoing articles of Corporation, and they acknowledged before me that they executed and subscribed to these articles of incorporation. Witness my hand and official seal in the County and State above this \_\_\_ day of \_\_\_\_\_, 1997.

NOTARY PUBLIC

My Commission Expires:

CERTIFICATE AND KNOWLEDGEMENT  
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT  
OF

PLANTATION PARK EAST HOMEOWNERS ASSOCIATION INC.  
(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:  
The above corporation, desiring to organize under the laws of the State of Florida, with  
its registered office as indicated in the Articles of Incorporation

at 375 N. W. 48 Ave  
PLANTATION, FLORIDA 33317

has named Oswald D. Emers OSWALD D. EMERS  
located at the aforesaid address, as its Registered Agent to accept service of process within  
this state.

ACKNOWLEDGEMENT

Having been named as Registered Agent to accept service of process for the above stated  
corporation at the place designated in this certificate, and being familiar with the obliga-  
tions of that position, I hereby accept to act in this capacity, and agree to comply with the  
provisions of Florida Law in keeping open said office.

Oswald D. Emers  
(registered agent)

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