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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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November 17, 2009

**VIA FEDERAL EXPRESS**

Diane Cushing, Supervisor  
Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

RE: 6855 N. OCEAN BOULEVARD INC.— Conversion from For Profit to Not For Profit

Dear Ms. Cushing:

In furtherance of our discussion, attached is the original Court Order together with the attached Articles for filing. Also enclosed is a check in the amount of \$70. reflecting the filing fee.

Kindly confirm the filing of same via e-mail.

Should you have any questions, please advise via e-mail.

Thank you for your assistance and personal attention to this most important matter.

Respectively submitted,  
CHAPIN, BALLERANO & CHESLACK

Jay D. Mussman, Esq.

JDM/cmv  
Enclosures

FILED  
2009 NOV 20 A 9 58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

IN THE CIRCUIT COURT OF THE 15TH JUDICIAL  
CIRCUIT, IN AND FOR PALM BEACH COUNTY,  
FLORIDA

IN RE: 6855 N. OCEAN BOULEVARD INC.

Case No. \_\_\_\_\_

**FILED**

2009 NOV 20 A 9 58

**50 2009 CA 032587 XXXXNB**  
OFFICE OF THE CLERK OF THE COURT  
JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY  
PALM BEACH, FLORIDA

*AX 6*

**JUDGMENT FOR CONVERSION OF  
CORPORATION FOR PROFIT TO CORPORATION NOT FOR PROFIT**

Petitioner, 6855 N. OCEAN BOULEVARD INC., filed its Petition to convert the nature of 6855 N. OCEAN BOULEVARD INC. from a for profit corporation to a not for profit corporation, with proposed Articles of Incorporation attached.

This Court finds that the Petition and Articles are in proper form, copy of Articles attached hereto.

IT IS THEREFORE ADJUDGED AND ORDERED that Petitioner 6855 N. OCEAN BOULEVARD INC. be converted in form from a profit corporation to a not for profit corporation under the laws of this State.

IT IS FURTHER ADJUDGED AND ORDERED that all of the property of 6855 N. OCEAN BOULEVARD INC. become the property of the successor nonprofit corporation, subject to all indebtedness and liabilities of the petitioning corporation.

ORDERED IN West Palm Beach, Florida, on \_\_\_\_\_, 2009.

**SIGNED AND DATED**

NOV 03 2009

**JUDGE DAVID F. CROW**  
Judge of Circuit Court

Copies furnished to:

Chapin, Ballerano & Cheslack

**FILED**

**ARTICLES OF INCORPORATION**

(A Florida Corporation, Not For Profit)

2009 NOV 20 A 9 58

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In order to form a corporation not for profit, under and in accordance with Chapter 617 of the Florida Statutes, I, the undersigned, hereby incorporate this corporation not for profit, for the purposes and with the powers hereinafter set forth and to that end, I do, by these Articles of Incorporation (hereinafter called the "Articles"), certify as follows:

**Article I  
NAME**

The name of this Corporation is 6855 N. OCEAN BOULEVARD INC.  
(hereinafter called the "Corporation").

**Article II  
ADDRESSES**

The address of the principal office and the mailing address of the Corporation shall be: 6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

The physical location of the Corporation is: 6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

### **Article III EXISTENCE**

The period of the duration of the Corporation is perpetual unless dissolved according to law.

### **Article IV PURPOSE**

The purpose and general nature of the business of the Corporation is the ownership and operation of cooperative dwelling units consisting of 22 dwelling units (apartments), 1 dwelling unit (apartment) used as an office (dwelling unit (apartment) #111, said office is utilized for the benefit of the Corporation as well as affiliated entities). The Corporation is formed as a cooperative in accord with Florida Statutes Chapter 719, the Cooperative Act (hereinafter called the "Act"). The Act specifically provides the ability to utilize a Florida not for profit corporation, as a type of entity for a cooperative [F.S. 719.103(2)].

## **Article V POWERS**

The Corporation shall have the following powers, together with all statutory powers pursuant to Florida Statutes 617.0302 and the Act: to acquire, own, maintain and use its assets for the purposes for which it is organized; to assess its Members (as hereinafter defined); to raise funds by any legal means and consistent with its purpose; to acquire, hold, own, use and dispose of real and/or personal property in connection with its purpose; to exercise all powers necessary or convenient to the furtherance of its purpose; and to exercise all powers granted to a corporation not for profit under Florida Law.

In addition to the powers specified above, the Corporation shall have the additional powers specified in its bylaws (hereinafter called the "Bylaws"). The Corporation previously adopted Bylaws prior to the Corporation converting to a Florida not for profit. Such prior Bylaws are hereby ratified and approved, except as otherwise provided herein or as required by law. In addition, the Corporation prior to its conversion adopted a form lease (hereinafter called the "Lease") for use by its shareholders/tenants, who occupy the Corporation's dwelling units. Such prior Lease is hereby ratified and approved, except as otherwise provided herein or as required by law. The use of the terms shareholder, stockholder, owner or a similar term in the Bylaws or the Lease shall all refer and be construed to refer to the term Member (as hereafter defined). The use of the terms capital stock or stock or share or share of stock or a similar term in the Bylaws or the Lease shall all refer and be construed to refer to the term membership unit or membership certificate as the context shall require. Likewise the use of the terms par value or capitalization have no further import.

## **Article VI BOARD OF DIRECTORS**

The management of the Corporation shall be vested in the Corporation's Board of Directors (hereinafter called the "Board"), the members of which shall be not less than three. A director must be a Member or a spouse of a Member or serve in the capacity as an officer or fiduciary of a Member, such as in the case of a trustee of a trust, when said trust is the Member. The number and method of election of the directors of the Corporation who shall serve following the terms of the directors reflected below shall be as stated in the Bylaws.

Curtis Meade, Director  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

Mr. Sandy Galt, Director  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

John Aalfs, Director  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

P. Shields Ferber, Jr., Director  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

William Rands, Director  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

## **Article VII MEMBERS**

The Corporation shall have one class of members (hereinafter called the "Member"), who shall be admitted to membership pursuant to such criteria and procedures as stated in the Bylaws, Lease and these Articles. Each Member shall be issued a membership certificate. The membership certificate will reflect a certain number of membership units applicable to each Member. The Corporation shall have a first and prior lien upon all membership units registered in the name of each Member and the associated lease, for debts due the Corporation by such Member. Each membership certificate shall contain a legend reflecting the Corporation's lien. In this regard, each Member continuously pledges his membership units and Lease to the Corporation.

A Member shall be entitled to one vote for each unit it holds. In addition, the number of units a Member holds is used as the basis for assessments by the Corporation to the Member.

The Members of the Corporation are as follows:

[continues on next page]



Dwelling unit  
(apartment) # 101

AALFS FAMILY PARTNERSHIP, AN  
IOWA GENERAL PARTNERSHIP

Dwelling unit  
(apartment) # 102

BERNARD A. DAHLEM AND DOLORES  
DAHLEM, HUSBAND AND WIFE

Dwelling unit  
(apartment) # 103

ELIZABETH E. RANDS

Dwelling unit  
(apartment) # 104

ERNST MAHLER, JR. GENERATION  
SKIPPING TRUST UNDER ARTICLE  
4(B) OF THE CAROL LYON MAHLER  
TRUST DATED 8-24-1970

Dwelling unit  
(apartment) # 105

CHARLES WEMYSS AND HELEN  
WEMYSS, HUSBAND AND WIFE

Dwelling unit  
(apartment) # 106

OCAPTS, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY

Dwelling unit  
(apartment) # 107

MARGARET F. NAYLOR [FORMERLY  
MARGARET F. JACKES] REVOCABLE  
TRUST U/A ORIGINALLY DATED  
JANUARY 12, 1982 (AS AMENDED)

[continues on next page]

Dwelling unit  
(apartment) # 108

DUNCAN G. BURKE AND NANCY B.  
BURKE, HUSBAND AND WIFE

Dwelling unit  
(apartment) # 109

EDWARD A KILROY, JR.

Dwelling unit  
(apartment) # 110

OCAPTS, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY

Dwelling unit  
(apartment) # 111

OCEAN RIDGE MANAGEMENT INC., A  
FLORIDA CORPORATION

Dwelling unit  
(apartment) # 201

HELEN Z. STEINKRAUS

Dwelling unit  
(apartment) # 202

HELEN Z. STEINKRAUS

Dwelling unit  
(apartment) # 203

AALFS FAMILY LIMITED  
PARTNERSHIP, AN IOWA LIMITED  
PARTNERSHIP

Dwelling unit  
(apartment) # 204

JOHN S. WILBUR, JR. AND BEVERLY  
WILBUR, HUSBAND AND WIFE

[continues on next page]

Dwelling unit  
(apartment) # 205

OCEAN RIDGE PARTNERS LLP, AN  
OHIO LIMITED LIABILITY  
PARTNERSHIP

Dwelling unit  
(apartment) # 206

BEVERLY N. MUELLER

Dwelling unit  
(apartment) # 207

BEVERLY N. MUELLER

Dwelling unit  
(apartment) # 208

ELIZABETH E. RANDS

Dwelling unit  
(apartment) # 209

ELMORE A. KINDEL, JR.  
DECLARATION OF TRUST DATED  
SEPTEMBER 27, 2001

Dwelling unit  
(apartment) # 210

ELMORE A. KINDEL, JR.  
DECLARATION OF TRUST DATED  
SEPTEMBER 27, 2001

Dwelling unit  
(apartment) # 211

P. SHIELDS FERBER, JR. AND ALISON  
FERBER, HUSBAND AND WIFE

[text continues on next page]

The total number of member units applicable to the Corporation shall be 54.

The member units are allocated as follows:

dwelling units (apartments) 101-110 – each allocated 3 member units;

dwelling unit (apartment) 111 – allocated 2 member units;

dwelling units (apartments) 201-211 – each allocated 2 member units.

## **Article VIII OFFICERS**

The officers of the Corporation shall consist of a President, Vice-President(s), Treasurer and Secretary and such other officers as the Board of Directors may determine are necessary or proper in the conduct of the affairs of the Corporation, and with such duties consistent with the provisions of the Bylaws, as the Directors may prescribe. All officers shall be chosen by the directors at the Board's first meeting after the annual election of directors, and each shall hold office for one year and until his successor is elected. Only the Secretary of the Corporation is not required to also hold a directorship in the Corporation nor be a Member of the Corporation. One person may hold more than one office. The names of the officers of the Corporation and their respective positions are as follows:

P. Shields Ferber, Jr., President

Mr. Sandy Galt, Vice-President

Curtis Meade, Vice-President

[officer listing continues on next page]

John Aalfs, Vice-President

William Rands, Treasurer

Cathy Kelly, Secretary

## **Article IX INSURANCE**

The Corporation pursuant to the Act shall use its best efforts to obtain and maintain adequate insurance to protect the Corporation's property. In the event the foregoing sentence is in conflict with the Bylaws and/or Lease, the foregoing sentence shall control in all instances. Furthermore, in the event, any provision of these Articles is in conflict with the Bylaws and/or Lease, the provision(s) of these Articles shall control in all instances. The Member is responsible to insure his personal property contained within the dwelling unit which he is leasing as well as any improvements he makes to said dwelling unit, including those leasehold improvements assigned to him from a prior member (shareholder)/tenant.

## **Article X**

### **INDEMNIFICATION**

The Corporation shall indemnify each member of the Board and each officer of the Corporation at any time in office, who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, by reason of the fact that he is or was a director or officer of the Corporation, against all costs, expenses (including legal fees), damages, judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Corporation, and with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Corporation; and, with respect to any criminal action or proceeding, shall not have had reasonable cause to believe that his conduct was unlawful. The foregoing right of indemnification shall not preclude any indemnification of any such director or officer, or any employee or other person acting for or in the interests of the Corporation, to which such director, officer, employee, or other person may be entitled by law or by virtue of any document or agreement, or which may be legally provided or afforded by or under any action by the officers and/or directors of this Corporation. All rights of indemnification shall inure to the benefit of the heirs, executors and administrators of the person involved.

**Article XI**  
**AMENDMENTS TO ARTICLES, BYLAWS AND LEASE**

The Articles, Bylaws and Lease may each be amended by majority consent (vote) of the Board as a whole together with majority consent (vote) of all of the Members of the Corporation (not merely by a majority of the Members attending a meeting of Members); unless a greater percentage is required by law.

**Article XII**  
**CONTRACTS WITH THE CORPORATION**

The Corporation hereby elects to opt out of the provisions of Florida Statute Section 719.3026.

**Article XIII**  
**LIQUIDATION**

The Corporation may be dissolved and the assets liquidated by majority consent (vote) of the Board as a whole together with majority consent (vote) of all of the Members of the Corporation (not merely by a majority of the Members attending a meeting of Members); unless a greater percentage is required by law. In such case, each Member will share in the net proceeds of liquidation in proportion to the number of membership units of the Corporation standing in his name.

**Article XIV  
GENDER**

**FILED**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Where appropriate as used herein, the use of any gender shall be deemed to include all genders including the neuter, as the context shall require; and the singular number shall be deemed to include the plural and the plural number shall be deemed to include the singular, as the context shall require.

**Article XV  
REGISTERED AGENT**

The Corporation's registered agent and street address in the State of Florida is:

Cathy Kelly  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
CATHY KELLY  
Registered Agent

8-31-09  
Date



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Article XVI  
INCORPORATORS

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The names and addresses of the incorporators are:

Cathy Kelly, Secretary/Incorporator  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

P. Shields Ferber, Jr.  
President/Incorporator  
6855 N. Ocean Boulevard  
Ocean Ridge, FL 33435

IN WITNESS WHEREOF, the undersigned, being the Incorporators for the purpose of forming a Corporation pursuant to the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes, as amended, has signed these Articles of Incorporation on the dates reflected below.

  
\_\_\_\_\_  
CATHY KELLY,  
Secretary & Incorporator

8-31-09  
Date

  
\_\_\_\_\_  
P. SHIELDS FERBER, JR.  
President & Incorporator

9-16-2009  
Date