

N13866

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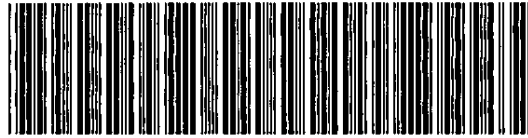
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*Amended &  
Restated*

05/20/15--01016--026 \*\*43.75

FILED  
2015 MAY 20 PM 12:15  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

*DRR  
5/27/15*

LAW OFFICE OF HARLAN R. DOMBER, P.A.

HARLAN R. DOMBER  
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May 18, 2015

Division of Corporations  
Amendment Filing Section  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Amendment and Restatement of Articles of Incorporation of Leisure Lake  
Co-Op, Inc., a Florida not-for-profit corporation; Document No. N13866

Dear Sirs:

Enclosed herewith please find an original and a copy of the Amendment and Restatement of Articles of Incorporation of Leisure Lake Co-Op, Inc., and our law firm's check in the sum of \$43.75 (representing the filing fee of \$35.00 and the certified copy charge of \$8.75), made payable to "Florida Secretary of State". Please file the enclosed Amendment and Restatement of Articles of Incorporation and send me a certified copy thereof as soon as possible.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Harlan R. Domber

Enclosures as noted

AMENDMENT AND RESTATEMENT  
ARTICLES OF INCORPORATION  
LEISURE LAKE CO-OP, INC.

FILED  
2015 MAY 20 PM 12:15

The undersigned hereby certify and acknowledge that LEISURE LAKE CO-OP, INC. ~~these amended and restated Articles of Incorporation for HOMEOWNERS' ASSOCIATION OF LEISURE LAKE VILLAGE, INC.~~ a corporation was organized under and by virtue of the laws of the state of Florida as contained in Chapter 617, Chapter 719 and Chapter 723, Florida Statutes, as amended (the "Acts") under the name HOMEOWNERS' ASSOCIATION OF LEISURE LAKE VILLAGE, INC. and originally filed with the Secretary of State on March 17, 1986. ~~were adopted by resolution of the Board of Directors on December 4, 1989 and have been duly adopted by a majority of all members this 17<sup>th</sup> day of December, 1989.~~

The undersigned further certify that by resolution of the Board of Directors on December 17<sup>th</sup>, 1986 and duly adopted by a majority of all members on December 17<sup>th</sup>, 1989 the Articles of Incorporation were amended and restated, and among amendments made was the change in the corporate name to LEISURE LAKE CO-OP, INC.

The undersigned further certify that there is no discrepancy between these restated Articles of Incorporation and the Articles of Incorporation as theretofore amended other than the inclusion of amendments adopted by resolution of the Board of Directors on January 16, 2015 and duly adopted by a majority of all members this 16, day of January 2015.

The amended provisions are as follows: Article 1 name has been amended by deletion of the words "shall be changed to" so that the Article now reads the name of the corporation is LEISURE LAKE CO-OP, INC. Article 7.4 has been deleted in its entirety and a new Article 7.4 Contracts in Which Directors have an Interest, as set out below, has been substituted in place of the former Article 7.4. Article 2 through 7.3 remain unchanged.

Article 1 NAME

The name of the Corporation is LEISURE LAKE CO-OP, INC.

ARTICLE 2. DURATION

The date of commencement of corporate existence shall be on the date the Articles were filed with the Department of State. The period of duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the corporation is organized is to engage in, conduct and carry on the business of operation of a mobile home owners association pursuant to F.S. Chapter 723; the corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners; to engage in activities which are necessary, suitable, or convenient for the

accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Acts. In addition, the corporation shall have all the powers specified in section 617.021, Florida Statutes. Upon completing the purchase of the Mobile Home Park, it shall convert the same to a condominium, cooperative or other type of ownership; whereupon the corporation shall have all the powers necessary and/or convenient for the operation and management of such condominium, cooperative, or other type of resident-owned mobile home community.

#### ARTICLE 4. MEMBERSHIP

Membership in this corporation shall be limited to lessees of LEISURE LAKE CO-OP, INC. (hereinafter "Park") who have purchased membership certificates in the corporation. Upon the transfer of a membership certificate, either voluntarily, or by operation of law, the transferee shall become a member of the corporation if all the requirements for membership have been met.

#### ARTICLE 5. REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation is 2900 8<sup>th</sup> Ave. West, Palmetto, Florida 34221, and the name of the registered agent of the corporation at such address is JOHN CARTER, Manager.

#### ARTICLE 6. DIRECTORS

The Board of Directors (Board of Administration) shall consist of no more than nine (9) members. The names and addresses of the persons who are currently serving as directors and who shall continue to serve as directors until their successors are elected and qualified, or until their earlier resignation, removal from office or death, are as follows:

Robert Sager  
112 Lakeview Drive  
Palmetto, Florida 34221

Jean Ann McCormack  
62 Leisure Way  
Palmetto, Florida 34221

Bonnie Pfister  
321 Peace Manor  
Palmetto, Florida 34221

Linda Pieters  
469 Kaiser Drive  
Palmetto, Florida 34221

Robert Hughes  
521 Centre Street  
Palmetto, Florida 34221

Paul Kuz  
131 Lakeview Drive  
Palmetto, Florida 34221

Patricia Killock  
522 Centre Street  
Palmetto, Florida 34221

Robert Kutt  
451 Kaiser Drive  
Palmetto, Florida 34221

Ken Poll  
436 Kaiser Drive  
Palmetto, Florida 34221

**ARTICLE 7. PROVISIONS FOR THE REGULATION OF THE BUSINESS  
AND FOR THE CONDUCT OF THE AFFAIRS OF THE CORPORATION**

**7.1 Meetings of Members and Directors.** Meetings of the members and directors of the corporation may be held either within or without the state of Florida at such place or places as may from time to time be designated in the bylaws or by resolution of the Board of Directors in the notice of the meeting.

**7.2 Amendment of Articles of Incorporation.** These articles of Incorporation may be amended by the members of the corporation. Such amendment may be proposed and adopted in the manner provided by the bylaws of the corporation.

**7.3 Bylaws.** The power to amend or repeal the bylaws shall be in the members. The affirmative vote of the majority of the voters, present in person or by proxy at a meeting at which a quorum has been established, shall be necessary to exercise that power. The power to adopt the first bylaws of the cooperative, however, consistent with the Acts, shall be in the Board of Directors. A majority vote of the Directors shall be necessary to adopt the first bylaws. The bylaws may contain any provisions for the regulation and management of the corporation which are consistent with the Acts and these Articles of Incorporation.

**7.4 Contracts in Which Directors Have an Interest.** No contract or other transaction of the cooperative association (a/k/a this corporation) with any person, firm, or corporation, or no contract or other transaction in which the cooperative association is interested shall be invalidated or affected by:

**A. The fact that one or more of the directors or officers of the cooperative association is a director or officer of another corporation;**

Or

**B. The fact that any director of the cooperative association, individually or jointly with others, may be a party to or may be interested in the contract or transaction;**

Or

**C. The fact that such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote of consent sufficient for the purpose without counting the vote or consent of such interested director;**

Or

**D. The fact that such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve, or ratify such contract or transaction by vote or written consent;**

Provided, however,

**E. The contract or transaction is fair and reasonable as to the cooperative association at the time it is authorized by the Board, a committee, or the shareholders.**

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the corporation, have executed these Amended and Restated Articles of Incorporation and certified to the truth of the facts herein stated, this 16 day of JANUARY, 2015.

Robert B. Sager

President

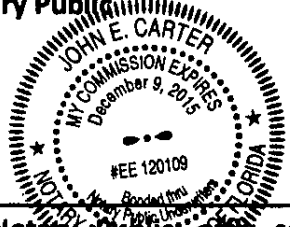
Bonnie E. Pfister

Secretary

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16 day of January, 2015, by ROBERT SAGER, as President, and BONNIE PFISTER, as Secretary, of LEISURE LAKE CO-OP, INC., a Florida not-for-profit corporation, on behalf of said corporation and who acknowledged before me that the execution thereof is their free act and deed. They (notary choose one) [] are personally known to me or [] have produced \_\_\_\_\_ as identification.

John E. Carter  
Signature of Notary Public



Print name of Notary Public, affix seal, and state Notary's commission number and expiration date