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FLORIDA PROFIT/NON PROFIT CORPORATION
Sea Island Apartments Condominium II Association, Inc

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**ARTICLES OF INCORPORATION
OF
SEA ISLAND APARTMENTS CONDOMINIUM II ASSOCIATION, INC.**

The undersigned hereby forms a corporation not for profit under Chapter 617, Florida Statutes.

Article I - Name

The name of this corporation is SEA ISLAND APARTMENTS CONDOMINIUM II ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association."

Article II - Principal Place of Business

The mailing address and principal place of business of this corporation is 270 Skiff Point, Clearwater, FL 33767.

Article III - Duration

This corporation shall exist for a perpetual period.

Article IV - Purpose

This corporation is organized for the purpose of providing the entity required by the Florida Condominium Act (the "Condominium Act" for the operation of SEA ISLAND APARTMENTS CONDOMINIUM II, hereinafter referred to as the "Condominium").

Article V - Powers

The powers of the Association shall include and be governed by the following provisions:

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SECTION 1. The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

SECTION 2. The Association shall also have all of the powers and duties set forth in the Condominium Act, and those set forth in these Articles and the Declaration of Condominium for Sea Island Apartments Condominium II, hereinafter referred to as the "Declaration," and all of the powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration, as such may be amended from time to time, including, but not limited to, the following:

- a. To make and collect assessments against members to defray the costs, expenses, and losses of the Condominium.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, repair and replace the Condominium Property. This also includes the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common elements, or at any time for making emergency repairs necessary to prevent damage to the common elements or to another unit.
- d. To purchase insurance upon the Condominium Property and Property owned by the Association and insurance for the protection of the Association and its members.
- e. To reconstruct improvements after casualty and to further improve the Condominium Property.
- f. To make and amend reasonable regulations respecting the use of the

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Condominium Property.

- g. To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles, the by-laws of the Associations, hereinafter referred to as the "By-Laws," and the regulations adopted by the Association or the board of directors of the Association for the use of the Condominium Property, including by not limited to, imposing fines on members of the Association for any violations of the Declaration, these Articles, the By-Laws and/or regulations.
- h. To contract for the management and maintenance of the Condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes.
Provided, however, that the Association and its officers shall retain at all times the powers and duties granted by the Declaration and the Condominium Act, including by not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.
- i. To employ personnel to perform the services required for proper operation of the Condominium.
- j. To acquire and enter into agreements whereby the Association acquires leaseholds, memberships, or other possessory or use interests in lands or

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facilities, including, but not limited to, country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation, or other use or benefit of the unit owners.

- k. To acquire by purchase, or otherwise, condominium parcels of the Condominium.
- l. To approve or disapprove the sale and leasing of units as may be provided by the Declaration or the By-Laws.

SECTION 3. All funds and the titles of all properties acquired by the Association shall be held in trust for the members of the Association in accordance with the provisions of the Declaration, these Articles and the By-Laws.

Article VI – Membership

SECTION 1. Every person or entity owning a unit in the Condominium is a member of the Association; membership in the Association ceases when a member's title to a unit is conveyed.

SECTION 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the member's unit.

SECTION 3. The owner, or owners, collectively, of each unit shall be entitled to one (1) vote. The manner of exercising voting rights shall be determined by the By-Laws.

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Article VII - Directors

SECTION 1. The affairs of the Association will be managed by a board consisting of the number of directors determined by the By-Laws, but not less than three.

SECTION 2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. The provisions of this Section are subject to the Developer's retention of control of the Association, as authorized by the Declaration. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by law.

SECTION 3. The names and addresses of the first members of the board of directors who shall hold office until their successors are elected and have qualified, or until removed are as follows:

C. Steve Allen	270 Skiff Point, Apt. A-3 Clearwater, FL 33767
Marty Williams	270 Skiff Point, Apt. A-4 Clearwater, FL 33767
Candi Roth	270 Skiff Point, Apt. B-1 Clearwater, FL 33767

Article VIII - Officers

The affairs of the Association shall be administered by a president, a vice president, a secretary and such other officers as may be designated by the By-Laws and at the times and in the manner prescribed by the By-Laws. The names and addresses of the first officers who shall serve until their successors are designated are as follows:

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C. Steve Allen, President	270 Skiff Point, Apt. A-3 Clearwater, FL 33767
Bruce Hintz, Vice President	270 Skiff Point, Apt. A-2 Clearwater, FL 33767
Ann Saaco, Assistant Vice President	270 Skiff Point, Apt. B-2 Clearwater, FL 33767
Candi Roth, Secretary	270 Skiff Point, Apt. B-1 Clearwater, FL 33767
Marty Williams, Treasurer	270 Skiff Point, Apt. A-4 Clearwater, FL 33767

Article IX

The Association shall, and does hereby, indemnify, including reimbursement of costs of defense, any person for any and all liability arising from his official capacity or from any acts committed or failure to act by him in his official capacity as an officer or director of the Association to the fullest extent allowed by law.

Article X - By-Laws

The By-Laws shall be made, altered, or rescinded in accordance with the terms thereof.

Article XI - Amendments

Amendments to the Articles, not inconsistent with the Condominium Act or the Declaration, may be proposed by the board of directors or by five voting members of the Association, and may be adopted by the affirmative vote of a majority of the entire voting members of the Association (not by a majority of a quorum in attendance at a meeting).

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Article XII - Subscriber

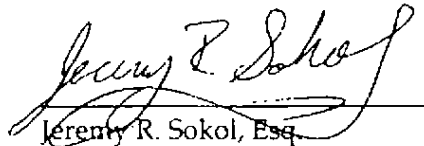
The name and address of the Subscriber to these articles is as follows:

C. Steve Allen

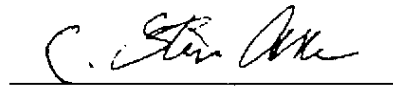
270 Skiff Point, Apt. A-3
Clearwater, FL 33767Article VIII - Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 28050 U.S. Highway 19 North, Suite 402, Clearwater, FL 33761, and the name of the initial registered agent of this corporation at that address is Jeremy R. Sokol, Esq. Registered Agent's Acceptance:

I hereby am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.


Jeremy R. Sokol, Esq.

IN WITNESS WHEREOF, the undersigned subscriber has executed these articles of incorporation this 5TH day of MARCH, 2021.


C. Steve Allen, Subscriber

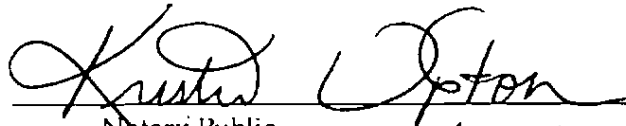
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STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of march, 2021, by C. Steve Allen, who is personally known to me or who has produced FL DL as identification.


Notary Public

My commission expires: 08/06/2024

(NOTARY SEAL)



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