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02/12/2025 16:16

#022 P.001/006

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COR AMND/RESTATE/CORRECT OR O/D RESIGN TIDEVUE ESTATES CIVIC ASSOCIATION, INC.

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Corporate Filing Menu

Help

Fax Audit No. H25000055143 3

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
TIDEVUE ESTATES CIVIC ASSOCIATION, INC.
DOCUMENT NUMBER 730425**

Pursuant to Section 617.1007, *Florida Statutes*, the Corporation desires to amend and restate its Articles of Incorporation. The original Articles were filed with the Florida Division of Corporations on August 13, 1974, under Document Number **730425**.

1. The name of this Corporation is Tidevue Estates Civic Association, Inc.
2. The date of the adoption of the attached Amended and Restated Articles of Incorporation was February 10, 2025.
3. The Articles of Incorporation were Amended and Restated as the attached Amended and Restated Articles of Incorporation of Tidevue Estates Civic Association, Inc., and the attached Amended and Restated Articles of Incorporation supersede the original articles of incorporation and all amendments.
4. The Amended and Restated Articles of Incorporation were adopted by the members, in accordance with the requirements of the Articles of Incorporation, and the number of votes cast for the document was sufficient for approval.

IN WITNESS WHEREOF, the undersigned authorized officer of the Association signed this certificate adopting the Amended and Restated Articles of Incorporation on the date set forth below.

**Tidevue Estates Civic Association, Inc.
a Florida not-for-profit corporation**

By: Robert Kaesbauer
Name: ROBERT KAESBAUER as its President

Date: February 10, 2025

Inst Number: 202541016281 Page 39 of 59 Date: 2/6/2025 Time: 10:25 AM
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

Exhibit A

H25000055143 3

Amended and Restated Articles of Incorporation Of

Tidevue Estates Civic Association, Inc.

A Corporation Not for Profit

[This is a substantial rewording of the previous Articles of Incorporation. See the governing documents for the current text being amended by this document]

The members of the Tidevue Estates Civic Association, Inc., have adopted these Amended and Restated Articles of Incorporation. The Original Articles of Incorporation were filed with the state of Florida on August 13, 1974.

ARTICLE I. NAME

The name of this corporation is TIDEVUE ESTATES CIVIC ASSOCIATION, INC.

ARTICLE II. PURPOSES

The general nature of the objects and purposes of this corporation shall be to promote and to provide an Association for resident property owners of Tidevue Estates, Manatee County, Florida. Tidevue Estates is a community developed by Mobilife Corp. to provide an active way of life for senior citizens, reserved exclusively for those retired or semi-retired persons fifty-five (55) years of age or older and in accordance with the age restrictions set forth in the deed restrictions that govern the Tidevue Estates community. The people of this community desire association with others of like interests and ambitions in acquiring an independent mode of life in absolute freedom of personal expression and individuality and a wide choice of civic and recreational activities. With this in mind, this corporation is organized to promote and provide democratic rules and regulations that will ensure proper conduct of business and civic procedures of such an association and will safeguard and protect the rights of the residents of Tidevue Estates. The corporation shall have all powers authorized by law to carry into effect these objects and purposes.

ARTICLE III. QUALIFICATION OF MEMBERS

The membership of this corporation shall constitute all persons hereinafter named as subscribers and such other persons as, from time to time, may become members in the manner provided in the By-laws. Any record title owner of property in Tidevue Estates shall be eligible for membership.

ARTICLE IV. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V. SUBSCRIBERS

The names and residences of the subscribers to these Articles are:

NAME	ADDRESS
Oren C. Wheeler	1217 41 st Avenue East Ellenton, Florida 33532

H25000055143 3

Inst. Number: 202541016281 Page 40 of 59 Date: 2/6/2025 Time: 10:25 AM
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

H25000055143 3

Robert Thomson

1213 45th Avenue Drive East
Ellenton, Florida 33532

Arlene Shaefer

1108 43rd Avenue Drive East
Ellenton, Florida 33532

Gertrude Beveridge

4103 10th Street Court East
Ellenton, Florida 33532

ARTICLE VI. OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice President, a Secretary, and a Treasurer.

Section 2. The officers of the corporation shall be elected annually by the Board of Directors and shall serve terms of one (1) year or until their successors are duly elected. The election of the officers shall take place on the date to be determined as set forth in the By-laws of this corporation.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Directors according to the By-laws of this corporation. This corporation shall have the number of directors as set forth in the by-laws, but shall never be less than five (5).

Section 2. The Board of Directors shall be members of the corporation that meet all qualifications as set forth in the by-laws and in accordance with the Homeowner's Association Act (Chapter 720, *Florida Statutes*).

Section 3. Members of the Board of Directors shall be elected annually and shall hold office until their successors are duly elected. The election of the Board of Directors shall take place at the time as provided by the By-laws. The Board of Directors shall be elected by the members of the corporation.

ARTICLE VIII. BY-LAWS

Section 1. The members of this corporation may provide such by-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary or proper from time to time.

Section 2. Upon proper notice, the by-laws may be amended in the manner set forth in the by-laws.

ARTICLE IX. AMENDMENTS

Section 1. These Articles of Incorporation may be amended at a regular meeting or any special meeting of the membership called for that purpose and at which a quorum is present, by a majority of the members present in person or by proxy. Alternatively, they may be amended by the written consent of not less than a majority of the voting interests in the Association.

From:

02/12/2025 16:18

#022 P.005/006

Inst. Number: 202541016281 Page 41 of 59 Date: 2/6/2025 Time: 10:25 AM
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

H25000055143 3

Section 2. No amendment to the Articles of Incorporation shall be adopted unless written notice has been given to the Secretary in the manner required by the by-laws and the Homeowners' Association Act.

ARTICLE X. LOCATION

The location of this corporation shall be at Tidevue Estates, 4214 11th Street Court East, Ellenton, Florida.

ARTICLE XI. VACANCIES IN OFFICE

In case of any vacancy on the Board of Directors, the vacancy shall be filled in the manner set forth in the by-laws.

ARTICLE XII. REMOVAL FROM OFFICE

Any director may be removed from office in the manner set forth in the by-laws and in accordance with the Homeowners' Association Act.

ARTICLE XIII. NON-PROFIT STATUS

Section 1. No part of the net earnings of this corporation shall inure to the benefit of any individual or member.

Section 2. No persons, firm, or corporation shall ever receive any dividends or profits from the undertakings of this corporation, and, upon dissolution of this corporation, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under the Internal Revenue Code, and none of the assets will be distributed to any member, officer, or director of this corporation.

ARTICLE XIV. REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the corporation shall be at 1401 8th Avenue West, Bradenton, Florida, and the registered agent shall be Najmy Thompson, P.L., until changed by the Association.

ACCEPTANCE OF REGISTERED AGENT

The undersigned, Najmy Thompson, P.L., having been named as registered agent to accept services of process for the above stated corporation at the place designated in this certificate, I accept the appointment as registered agent and agree to act in this capacity, including the duties and obligations imposed by Section 617.0503, *Florida Statutes*, relative to the proper and complete performance of such duties.

Dated this 5th day of FEBRUARY, 2025

Najmy Thompson, P.L.
By: 
Richard A. Weller, Esq., firm principal

H25000055143 3

From:

02/12/2025 16:19

#022 P.006/006

Inst. Number: 202541016281 Page 42 of 59 Date: 2/6/2025 Time: 10:25 AM
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

H25000055143 3

In witness whereof, the following officer of the corporation does hereby execute these Amended and Restated Articles of Incorporation on this 5th day of FEBRUARY, 2025.

WITNESSES to President's signature:

TIDEVUE ESTATES CIVIC
ASSOCIATION, INC.

Sign: Barbara Hatfield-Eck
Print Name: BARBARA HATFIELD-ECK
Address: 4215 15th St. E
Ellenton FL 34222

By: Robert Kresbauer
Print Name: ROBERT KRESBAUER President

Sign: Steven E. Hildenbrand
Print Name: STEVEN E. HILDENBRAND
Address: 4531 12TH ST CTE
ELLENTON, FL 34222

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 5 day of February, 2025, by Robert Kresbauer as President of the Tidevue Estates Civic Association, Inc., who:

1. Appeared before me by means of ☒ physical presence or ☐ online notarization and
2. Is ☐ personally known to me or ☒ has produced IOWA FE Drivers License as proof of identification.

Trista D LaCross
Notary Public, State of Florida
Print Name: TRISTA D LACROSS
Date: February 5, 2025
My Commission Expires: 5/21/2027

