


# 2004 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

**FILED**  
**May 19, 2004 8:00 am**  
**Secretary of State**

05-19-2004 90009 001 \*\*\*\*61.25

<b>DOCUMENT # 734952</b> 1. Entity Name <b>THE VILLAS AT INDIAN RIVER PROPERTY OWNERS ASSOCIATION, INC.</b>					
Principal Place of Business 2580 VIA VITTORIA CT. MERRITT ISLAND, FL 32953 US			Mailing Address P O BOX 541118 MERRITT ISLAND, FL 32954-1118 US		
2. Principal Place of Business <b>2585 Via Vittoria Ct.</b> Suite, Apt. #, etc.			3. Mailing Address  Suite, Apt. #, etc.		
City & State <b>Merritt Island, FL 32953</b>			City & State  		
Zip <b>32953</b>		Country <b>USA</b>		4. FEI Number <b>NOT APPLICABLE</b>	
5. Certificate of Status Desired <input type="checkbox"/> <b>\$8.75 Additional Fee Required</b>				Applied For Not Applicable	
6. Name and Address of Current Registered Agent <b>LASSONDE, PAUL</b> <b>2580 VIA VITTORIA CT.</b> <b>MERRITT ISLAND, FL 32953</b>			7. Name and Address of New Registered Agent Name <b>Janina Allen</b> Street Address (P.O. Box Number is Not Acceptable) <b>2585 Via Vittoria Ct.</b>  City <b>Merritt Island</b> <b>FL</b> Zip Code <b>32953</b>		
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.					
SIGNATURE <u><i>Janina Allen</i></u> <b>JANINA ALLEN</b> <u>5/11/04</u> <small>Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reappointing) DATE</small>					
<b>Filing Fee is \$61.25</b> <b>Due by September 8, 2004</b>		9. Election Campaign Financing Trust Fund Contribution. <input type="checkbox"/> <b>\$5.00 May Be Added to Fees</b>		<b>Make check payable to</b> <b>Florida Department of State</b>	
<b>10. OFFICERS AND DIRECTORS</b>			<b>11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10</b>		
TITLE <b>D</b> NAME <b>ALLEN, BRIAN</b> STREET ADDRESS <b>2585 VIA VITTORIA CT</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input type="checkbox"/> Delete		TITLE <b>D</b> NAME <b>Debra Owens</b> STREET ADDRESS <b>2575 Via Vittoria Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
TITLE <b>T</b> NAME <b>ALLEN, JANINA</b> STREET ADDRESS <b>2585 VIA VITTORIA CT</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input type="checkbox"/> Delete		TITLE <b>S</b> NAME <b>Brenda Fernandez</b> STREET ADDRESS <b>2555 Via Vittoria Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
TITLE <b>D</b> NAME <b>FELLOWS, SARAH</b> STREET ADDRESS <b>2520 VIA VITTORIA CT.</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input type="checkbox"/> Delete		TITLE <b>D</b> NAME <b>Joe Perryman</b> STREET ADDRESS <b>436 Via Valencia Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
TITLE <b>PO</b> NAME <b>LASSONDE, PAUL</b> STREET ADDRESS <b>2580 VIA VITTORIA CT.</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input checked="" type="checkbox"/> Delete		TITLE <b>VP</b> NAME <b>Deborah Perryman</b> STREET ADDRESS <b>436 Via Valencia Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
TITLE <b>D</b> NAME <b>ARTHUR, ROBERT</b> STREET ADDRESS <b>2545 VIA VITTORIA CT</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input type="checkbox"/> Delete		TITLE <b>p</b> NAME <b>Ken Theel</b> STREET ADDRESS <b>425 Via Valencia Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
TITLE <b>S</b> NAME <b>SMIT, DONNA</b> STREET ADDRESS <b>2525 VIA VITTORIA CT</b> CITY-ST-ZIP <b>MERRITT ISLAND, FL 32953</b>	<input checked="" type="checkbox"/> Delete		TITLE <b>D</b> NAME <b>Dr. John Stansell</b> STREET ADDRESS <b>2515 Via Milano Ct.</b> CITY-ST-ZIP <b>Merritt Island, FL 32953</b>	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition	
12. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.					
SIGNATURE: <u><i>Janina Allen</i></u> <b>JANINA ALLEN</b> <u>5/11/04</u> <u>321-459-9396</u> <small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #</small>					

Attachment

# 734952  
540547 00

**BOARD MEETING Minutes**

**VILLAS OF INDIAN RIVER PROPERTY OWNER'S ASSOCIATION  
MAY 11, 2004**

**Present: Janina Allen, Brian Allen, Brenda Fernandez, Debra Owen, Robert Arthur, Sara Fellows, Ken Theel, Dr. John Stansell, Deb Perryman, Joe Perryman**

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**Call to order of meeting at 7:00pm**

**AGENDA**

**Motion to authorize new board members Brenda Fernandez, Debra Owen, and Sara Fellows to act on behalf of the board as authorized check signers by Deb Perryman. Seconded by Ken Theel. Motion carried.**

**Motion to appoint Brenda Fernandez as secretary of the board by Joe Perryman. Seconded by Janina Allen. Motion carried.**

**Motion to appoint Ken Theel as president of the board by Debra Owen. Seconded by Sara Fellows. Motion carried.**

**Motion to appoint Deb Perryman as vice-president of the board by Brenda Fernandez. Seconded by Robert Arthur. Motion carried.**

**Homeowner Jenny Dye to join homeowner's board of directors. Welcome Jenny!**

**Looking for a new real estate attorney to represent the board.**

**Board member Joe Perryman creating a website for the homeowner's association. More details are forthcoming.**

**A newsletter is being created for the homeowner's association. Included in the newsletter will be an introduction of new board members as well as listing positive changes that will be taking place in the association. Also included with the newsletter will be a sample of a letter that will be distributed to homeowner's who may be in violation of property owner bi-laws. Such violations include: unkept lawns, excessive debris in yards, and junked vehicles. Letter will be distributed door to door as well as mailing letter to homeowners of rental properties. Suggestions and ideas should be submitted to the secretary of the board by June 1<sup>st</sup> and distribution of the newsletter by approximately June 15<sup>th</sup>.**

**Meeting adjourned at 8:30pm.**