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From:

Account Name : LAW OFFICES OF LAWRENCE E. BLACK P.A.
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FLORIDA NON-PROFIT CORPORATION

Bridgeside Square Improvement Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION**OF****BRIDGESIDE SQUARE IMPROVEMENT ASSOCIATION, INC.**

(A FLORIDA Nonprofit Corporation)

ARTICLE I. NAME

The name of this corporation shall be **BRIDGESIDE SQUARE IMPROVEMENT ASSOCIATION, INC.**

ARTICLE II. COMMENCEMENT & DURATION

The commencement of this corporation's existence shall be at the time of the filing of these Articles of Incorporation by the State of Florida, Division of Corporations. This corporation's duration shall be perpetual.

ARTICLE III. PURPOSE

This corporation is being organized for the purpose of maintaining the physical and aesthetic appearance as well as improving and promoting the business community in that certain area of the City of Fort Lauderdale known as Bridgeside Square. To maintain a good relationship with the City, County and State authorities and to cooperate with and secure the cooperation of said authorities, to maintain the aesthetic quality of the area in the furtherance of the interests of the area property and business owners, merchants, and the Bridgeside Square Redevelopment Project and to engage in the transaction of any and all activities permitted under the laws of the State of Florida and the United States of America.

ARTICLE IV. POWERS

This corporation may do and perform all such acts and things, including those generally allowed by the laws of Florida relative to corporations not for profit, as now existing, or as the law may henceforth provide, as from time to time may be necessary or expedient to the exercise of any and all of its corporate functions, powers, and rights.

ARTICLE V. MEMBERSHIP

Membership shall be limited to:

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Business and property owners of what is known as the Bridgeside Square Business Community, which consists of the area bounded by Oakland Park Boulevard on the North, the Intracoastal Waterway on the West, State Road A-1-A on the East and the property currently known as the Paddlewheel Queen on the South in the City of Fort Lauderdale, Broward County, Florida.

Those business and property owners who agree to be bound by these Articles of Incorporation, the corporate Bylaws, and any rules and regulations which the Board of Directors may from time to time adopt, who completes membership application form and submits it to the Board of Directors, and who pays the application dues, is eligible and qualified for membership in this corporation.

The corporate Bylaws may provide the Board of Directors further discretionary powers relating to the admission of members.

ARTICLE VI. MANAGEMENT

The powers of this corporation shall be exercised, its properties controlled, and its affairs and business conducted and managed by the Board of Directors.

Any action required or permitted to be taken by the Board of Directors, under any provision of the law, may be taken without a meeting, if all of the directors shall individually or collectively consent in writing to such action. Such written consent shall be filed with the minutes of the proceedings of the Board of Directors. Any such action by written consent shall have the same force and effect as if taken by a unanimous vote of the Board of Directors. Any certificate or other document filed, under any provision of the law which relates to the action so taken, shall state that the action was taken by the unanimous written consent of the Board of Directors without a meeting, and that these Articles of Incorporation authorize the Board of Directors to so act. Such a statement shall be prima facie evidence of such authority.

ARTICLE VII. BOARD OF DIRECTORS

This corporation's initial Board of Directors shall have 5 directors. The number of directors may be increased or decreased, from time to time, by an amendment to the corporate Bylaws, but shall never be less than 5.

The directors shall be elected annually by this corporation's members. The manner of the election of the directors shall be specified in the corporate Bylaws. The directors named herein, comprising the initial Board of Directors, shall hold office until the election of directors at the annual membership meeting.

The name and address of each individual who shall serve as a member of the Initial Board of Directors are:

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ARTICLE VIII. OFFICERS

The officers shall consist of a president, a vice president, a secretary, and a treasurer. This corporation may have such other officers as may be provided in the corporate Bylaws.

The officers shall be elected annually by the Board of Directors. The manner of the election of the officers shall be specified in the corporate Bylaws. The officers named herein, comprising the initial officers, shall hold office until the election of officers at the annual Board Of Directors' meeting.

The names of the initial officers are:

Office	Name
President	Jan Idelman
Vice President	Michael Oleary
Secretary	Jennifer Scott
Treasurer	Scott Moen

**ARTICLE IX. INDEMNIFICATION**

This corporation shall indemnify and hold harmless any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

The address of this corporations principal office shall be

3033 NE 32nd Avenue
Fort Lauderdale, Florida 33308

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ARTICLE X. INITIAL REGISTERED OFFICE & AGENT

The address of this corporation's initial registered office shall be:

3326 N.E. 33rd Street
Ft. Lauderdale, Florida 33308

The name of this corporation's initial registered agent at that address is:

Law Offices of Lawrence E. Blacke, P.A.

ARTICLE XI. INCORPORATORS

The name and address of each of the subscribers to these Articles of Incorporation are attached hereto.

ARTICLE XII. BYLAWS

Corporate Bylaws will be hereinafter adopted by the Board of Directors. The corporate Bylaws may be amended or repealed, in whole or in part, by the Board of Directors in the manner provided therein. Any amendments to the corporate Bylaws shall be binding on this corporation's members.

ARTICLE XIII. AMENDMENT

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of this corporation's members for their vote. Such amendments may be adopted by a vote of two thirds (2/3rds) of the quorum of this corporation's members.

The undersigned, constituting this corporation's designated registered agent and this corporation's subscribers, for the purpose of forming this nonprofit corporation under the laws of Florida, have executed these Articles Of Incorporation, on the dates indicated next to their signatures.

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DENNIS G. HUNT

Subscriber

3/25/02

Date

Jan B. Idelman

Jan B. Idelman

Subscriber

3/25/02

Date

SCOTT MOEN

SCOTT MOEN

Subscriber

3-26-02

Date 3-26-02

Jennifer Scott

Subscriber

Date

MICHAEL O'LEARY

MICHAEL O'LEARY

Subscriber

3/29/02

Date

Subscriber

Date

Subscriber

Date

Subscriber

Date

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I hereby accept my designation as resident agent and agree to serve as the resident agent of **BRIDGESIDE SQUARE IMPROVEMENT ASSOCIATION, INC.** I hereby state that I am familiar with and accept the duties and responsibilities as registered agent for **BRIDGESIDE SQUARE IMPROVEMENT ASSOCIATION, INC.**



LAWRENCE E. BLACKE, Registered Agent

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 4 day of April, 2002 by LAWRENCE E. BLACKE, who is personally known to me or who has produced his Florida driver's license as identification.



Notary Public

My Commission Expires:



Chris G. Burggraf

My Commission CC802008

Expires January 23, 2003

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